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REPORT

April 2021

TOWN OF

Rockport MASSACHUSETTS

-DRAFT- Public Boat Fueling Site Assessment



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EXECUTIVE SUMMARY

Weston & Sampson (W&S), on behalf of the Town of Rockport, MA, performed site assessments at four locations in Town regarding the suitability of a public boat fueling system. The potential boat fueling system is assumed to include a split UL-2085 aboveground gasoline/diesel tank, dispenser, fuel management system, tank monitoring system, and fuel piping. The locations reviewed during this assessment included Main Harbor, Old Harbor, Granite Pier, and Pigeon Cove.

In order to evaluate the suitability of a public boat fueling system at each location, W&S identified ten categories on which to evaluate each cove/harbor mentioned above. The ten evaluation categories were as follows:

- 1. Site History and Community Significance
- 2. Zoning Regulations and Considerations
- 3. Environmental Impacts
- 4. Access to Utilities
- 5. Permitting
- 6. Accessibility from Water
- 7. Accessibility from Land
- 8. Impacts on Existing Operations
- 9. Flood Zone
- 10. Suitability for Construction

A score (1-5) was given for every one of the categories above as they relate to each location. These scores were determined after reviewing items such as Town zoning bylaws and ordinances, FEMA flood maps, general parcel layouts, site elevations, aerial photographs, and applicable regulations, such as the Massachusetts Comprehensive State Fire Code. W&S also visited each location by land and by boat in order to identify any additional constraints, challenges, or benefits to locating a public boat fueling system at each site.

After completing the scoring for each location, it was determined that Granite Pier is the most viable site for a public boat fueling system. Among other positive features, the site allows for the greatest accessibility from a tank refilling and boat accessibility standpoint. The site also offers the greatest amount of open space available for locating an aboveground fuel tank while minimizing the impact to views and important community space. Further analysis and details are provided in the subsequent sections of this report.



1.0 PROJECT BACKGROUND AND LOCATIONS EVALUATED

1.1 Project Background

Weston & Sampson was hired by the Rockport Harbor Advisory Committee to assess four locations in Town for the suitability of a public boat fueling facility. It is our understanding that there are more than 300 boats currently stored at Rockport Harbors, with roughly 270 boats having no ready access to fuel. Existing boat fueling options include the Pigeon Cove diesel fueling station (Coop members only), fueling by tanker truck, fueling trailered boats at the Department of Public Works Facility (Town boats only), carrying small fuel containers to the boats, or traveling to fueling facilities in Gloucester or Newburyport (expending fuel to purchase fuel). There is currently no option available to visiting boats for refueling in the Town of Rockport.

It is also our understanding that the Army Corps of Engineers completed projects at Rockport Harbor, Old Harbor, and Pigeon Cove under several conditions outlined in the project report (see excerpt in Appendix E). One of these conditions required that local interests "provide, maintain and operate without cost to the United States, an adequate public landing with provisions for the sale of motor fuel, lubricants and portable water open and available to the use for all on equal terms."

1.2 Locations Evaluated

The four locations that were evaluated for public boat fueling suitability are Main Harbor, Old Harbor, Pigeon Cove, and Granite Pier. The following sections describe the characteristics of each location.

1.2.1 Main Harbor



Main Harbor is the southernmost location evaluated during the study. It is home to T-Wharf, Tuna Wharf, Motif #1, the Sandy Bay Yacht Club, the Harbormaster's office, and it is located adjacent to many small businesses. It is one of Rockport's busiest harbors when traffic from boats, vehicles, considering pedestrians. A Town float is located on T-Wharf for pleasure boats to tie up for no more than 15 minutes. T-Wharf also has more than 50 parking spaces along its length with a turnaround area at the end. The harbor is protected by a breakwater at its northeastern entrance. and more than 100 boats can be stored within its limits depending on the season. Roughly three quarters of these boats are commercial. Main Harbor has significance in the art community as Motif #1 on Bradley Wharf is considered to be one of the most painted buildings in America.

1.2.2 Old Harbor

Old Harbor is located just northwest of Main Harbor on the opposite side of Bearskin Neck. It is home to Lumber Wharf, Middle Wharf, and White Wharf. There is a dock for storing more than 20 recreational boats adjacent to White Wharf, and a Town float on the eastern side of the harbor entrance. Stone block walls on White Wharf and Lumber Wharf act as breakwaters for the harbor. There is also parking along White Wharf. The harbor entrance is extremely restrictive, especially at low tide, and the shallow water depth within the harbor at low tide can cause boats to run aground. It is also not uncommon for the harbor to flood up to the street level on Bearskin Neck.



1.2.3 Pigeon Cove



Pigeon Cove is the northernmost location evaluated during the study. It is likely the busiest year-round harbor in Rockport. A large portion of the western side of the cove abuts the defunct Cape Ann Tool Company property. The eastern land around the cove is Town-owned, and space is rented out for commercial fishing storage and operations. More than 50 boats are stored in the cove, with roughly half of these being commercial boats. There is a guest dock at the northernmost point of the cove. In this same area there is a memorial picnic area and parking spots for vehicles or boat storage, depending on the season. An existing aboveground 6,000 gallon diesel fuel tank serves Coop members but is not available for public use. The cove also features a newly constructed breakwater at its southern entrance.

1.2.4 Granite Pier

Granite Pier is located north of Old Harbor and Main Harbor but south of Pigeon Cove. Granite Pier has the most boat storage of any of the evaluated locations. There are approximately 130 boats stored at Granite Pier, with roughly 70 boats stored on land and 60 boats on moorings. The vast majority of these boats are recreational. The cove also has a public boat launch at the northernmost point, floating docks and ramps along the eastern seawall, and areas designated for commercial fishing storage. Land on the eastern side of the cove is all Town-owned, while land on the west side transitions to private property as you travel south along the seawall.



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2.0 SITE EVALUATIONS

In order to evaluate the suitability of each location for a boat fueling system, ten criteria were selected and are described in Section 2.1. A score for each category is given in Table 2.2.1 on a scale from 1 to 5 with 1 being unfavorable and 5 being favorable. Further discussion on the meaning of the scoring scale as it relates specifically to each category is also included in Sections 2.1.1 through 2.1.10.

2.1 Evaluation Criteria

2.1.1 Site History and Community Significance

This category relates to any detrimental effects that a fueling system could cause to Rockport community landmarks, or if the history of any particular site could potentially be tarnished. A score of 1 would mean that there is high risk for negatively impacting community landmarks or site history, while a score of 5 means that there is low risk.

2.1.2 Zoning Regulations and Considerations

This category relates to any restrictions to the fuel system location due to Rockport Zoning Bylaws. All sites evaluated are Town-owned. The Zoning Bylaw states, "All Town-owned property used for municipal purposes is exempt from the provisions of this by-law." A score of 1 would indicate that meeting zoning requirements would be very difficult, while a score of 5 indicates that zoning requirements can easily be met. The exemption for Town-owned properties allows for no significant difference in score for all evaluated locations.

2.1.3 Environmental Impacts

This category relates to any potential impacts to wildlife habitats, plants, water quality, etc. A score of 1 indicates a significant negative impact while a score of 5 indicates no significant impact.

2.1.4 Access to Utilities

This category relates to the potential access to utilities such as electricity and water. A score of 1 indicates that significant effort would be required to bring utilities to the site, and a score of 5 indicates that very little effort would be required.

2.1.5 Permitting

This category relates to potential permitting challenges, whether they are related to fire code, zoning, conservation, etc. A score of 1 indicates that the permitting challenges will be significant while a score of 5 indicates that few permitting challenges are expected.

2.1.6 Accessibility from Water

This category relates to the ability of boats to access the fueling area and navigate the constraints of the harbor. Considerations include water depth, boat moorings, queuing space, accessible docks, turnaround areas, etc. A score of 1 indicates that there is little to no accessibility while a score of 5 indicates that the site is fully accessible.



2.1.7 Accessibility from Land

This category relates to the ability of delivery vehicles to access the fuel tank. Considerations include road width, turnaround areas, obstruction of parking or traffic during deliveries, etc. A score of 1 indicates that there is little to no accessibility while a score of 5 indicates that the site is fully accessible.

2.1.8 Impacts on Existing Operations

This category relates to impacts on commercial loading and unloading activities, storage, boat launching, etc. A score of 1 indicates that there is a significant effect on existing operations, and a score of 5 indicates that there is little to no effect.

2.1.9 Flood Zone

This category relates to the flood risk associated with each location. The base flood elevation and the potential for wave action to affect the tank will dictate the tank support design. Locations with higher base flood elevations relative to the potential elevation of the tank will require additional precautions, as well as areas that are subject to wave action. A score of 1 indicates that there is significant flood zone impact to the tank design, and a score of 5 indicates that there is minimal impact to the tank design.

2.1.10 Suitability for Construction

This category relates to the space available for construction as well as base materials at the site. It also relates to the length of piping necessary, the length of trenching necessary, the ability of the dispenser to sit on solid ground vs. a floating dock, etc. A score of 1 indicates that a site is not suitable for construction while a score of 5 indicates that a site has minimal foreseeable construction challenges.



2.2 Evaluation Summary

Table 2.2.1: Location Evaluation Scoring Summary

rabic 2.2.1. Education Evaluation (f Potential Sites		
Criteria	Main Harbor	Old Harbor	Pigeon Cove	Granite Pier
Site History and Community Significance	1	1	2	4
Zoning Regulations and Considerations	3	3	3	3
Environmental Impacts	3	3	3	3
Access to Utilities	3	3	3	3
Permitting	3	3	3	3
Accessibility from Water	2	1	2	4
Accessibility from Land	3	2	3	4
Impacts on Existing Operations	1	3	2	3
Flood Zone	2	2	3	3
Suitability for Construction	1	1	3	4
Total	22	22	27	34

2.3 Evaluation Conclusions

After scoring the criteria for each of the four locations, Granite Pier was shown to be the most viable option for a public boat fueling system. The effect on site history and community significance is expected to be minimal. The most likely location for the fuel tank would be near the south end of the eastern boat and trap storage area (see Figure 4). This area is already utilitarian in nature and abuts the slope to the upper pier, where the risk of negatively affecting ocean views is minimized. It is also our understanding that this piece of the property is not regularly used for public gatherings and does not hold particular sentimental value for the community. This area also has access for fuel deliveries and a significant amount of potentially usable space, as shown in Figure 4. The space available to construct the fuel system at the south end gives Granite Pier a clear advantage over the other locations evaluated.

There are several categories where no locations hold a significant advantage, including Zoning Regulations and Considerations, Access to Utilities, Environmental Impacts, and Permitting. There is no expected difference in zoning restrictions and permitting as all evaluated parcels are Town-owned and not subject to the requirements of the Zoning Bylaw. It appears that all locations have reasonable access to utilities, and this will be further evaluated during the next phase of the project. Similarly, since all possible locations would likely employ a similar fuel system design and proximity to the water, there is little expected difference in permitting required to complete a project at any of the sites. All of the sites

are in developed, high boat traffic areas, so the potential effect of a boat fueling system on the environment is expected to be negligible, regardless of location. The fuel system would be designed with environmental impacts and regulations in mind for any site.

The fuel system will be designed for protection against flooding, as all sites are located within areas subject to flooding. The location along Granite Pier appears to offer one of the highest elevations available among the four assessed locations and has been located such that it is in an AE zone instead of a VE zone that is more susceptible to wave action.

Of all the locations analyzed, Granite Pier would allow for the clearest path for access from water. There are moorings in the vicinity of the fuel system location shown in Figure 4, but its proximity to the cove entrance allows for a simple pull in, back out path when constrained by boats on their moorings. The relative proximity to the entrance would also allow for queuing to form outside the cove without significantly inhibiting other boats entering or exiting the area. The water depth at Granite Pier was determined to be sufficient for pleasure craft and commercial fishing boats based on NOAA nautical charts and a local vessel depth finder.

Impacts on existing operations are expected to be manageable given the available space on Granite Pier. The fuel system can likely be placed in a location that allows for fishermen and lobstermen to still access their storage and offload equipment, as necessary.

Figures









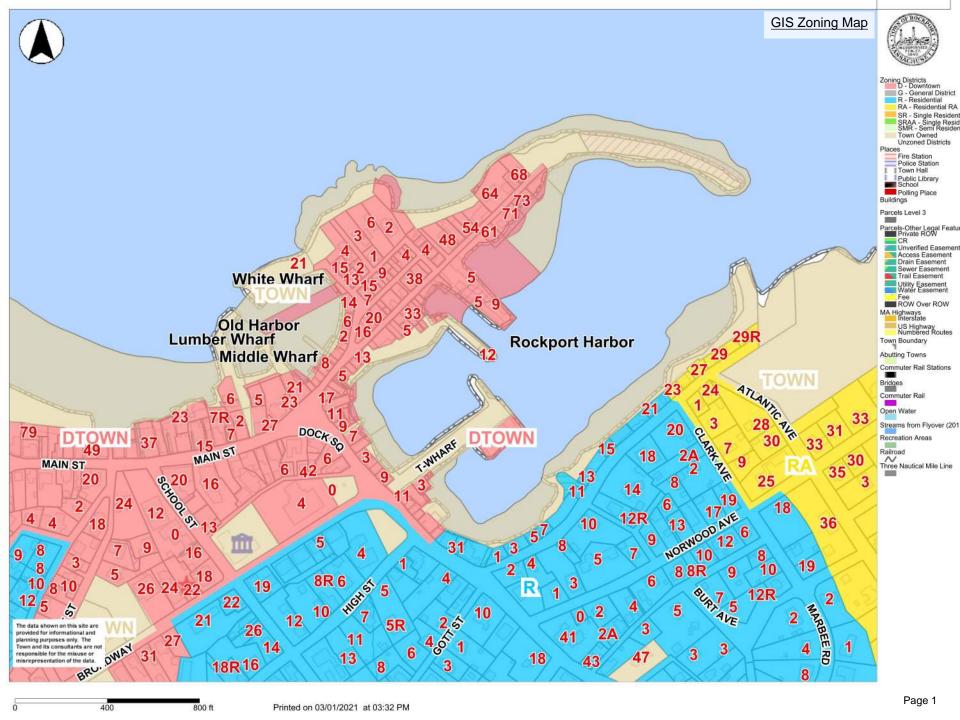




APPENDIX A

Main Harbor – Additional Information

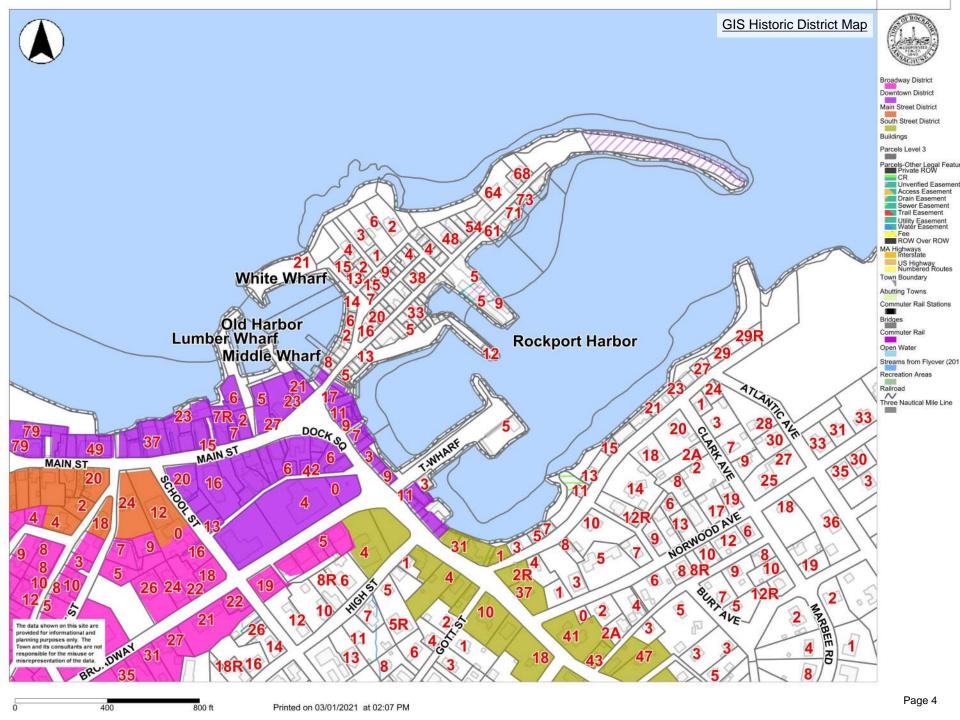


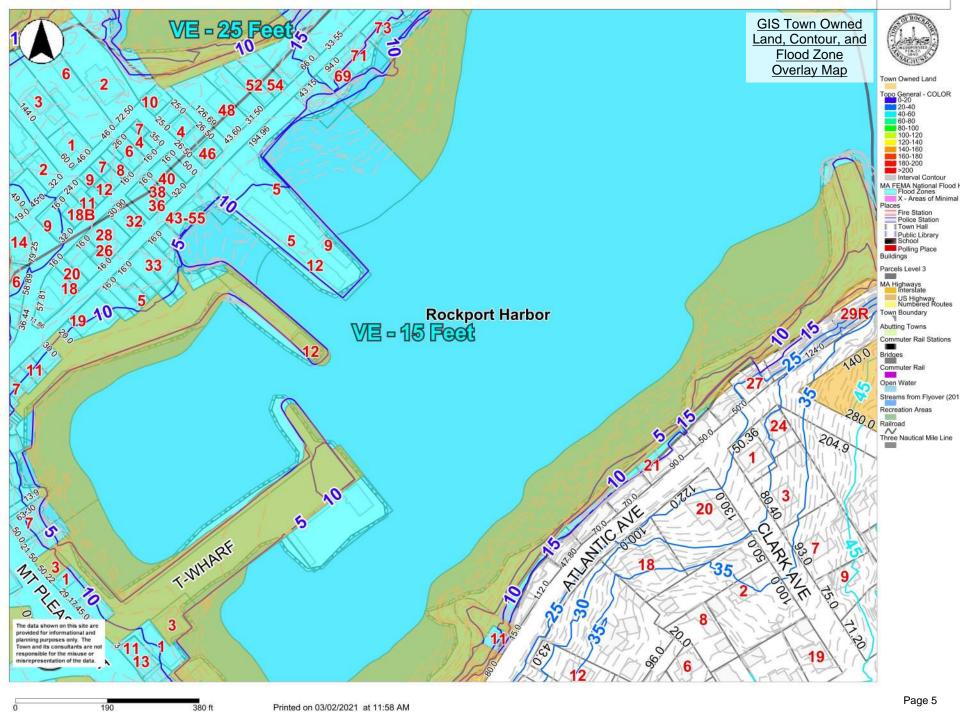


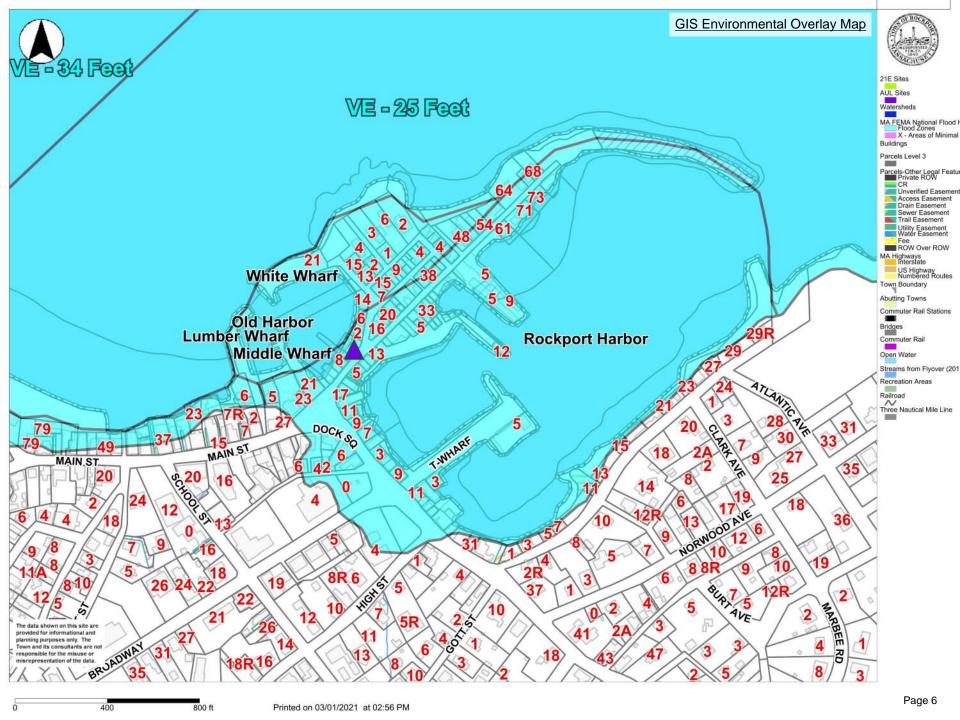




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National Flood Hazard Layer FIRMette



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2021 at 3:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





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			OWNERSI	HIP			BK-VOL/PA	GE .	SALE	DATE	q/u v/i	SALE	PRICE	V.C.				PREV	<u> IOU</u>	S ASSES	SSMEN	TS (HIS	TORY			
TOWN O	F RO	CKPORT												0		Code	Assesse	ed Value		Code	Assesse		Yr.		Assess	ed Value
															2020	9030		967,200	2019	9030		967,20	0 2018	9030		936,000
																Total:		967,200		Total:		967,20	0	Total:		936,000
			EXEMPTION	ONS							OTHI	ER ASS	ESSME.	NTS		ı oıuı.					wledges			ta Collect	or or A	
Year	Тур	e	Descriptio				Amount	Code		Descript			mber		nount	Co	omm. Int.									
																				APPI	RAISEL	VALUE	SUN	IMARY		
					Tota	l:		-										Appraised 1	Bldg	. Value (Card)					0
							SESSING N	EIGHI	BORH	OOD								Appraised 2	XF (B) Value	(Bldg)					0
	HD/S		NBH	D Na	те		Street In	dex Nan	ne		Tracin	g			Bate	:h		Appraised	OB (L) Value	(Bldg)					0
0	001/A																	Appraised 1	Land	Value (I	3ldg)					1,360,000
							N	OTES										Special Lar	nd V	alue						0
																		Total Appr	aised	Parcel V	/alue					1,360,000
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																		Adjustmen	t:							0
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																		Net Total A	Appr	aised Pai	rcel Val	ue				1,360,000
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Permit .	ID	Issue Date	Туре	De	escriptio	n	A	mount	1	nsp. Date	%	Comp.	Date Co	omp.	Comm	ents		Date		Туре	IS		Co		rpose/I	Result
																		10/23/20 06/12/20	19 06			KE MN	99 1 00	Vacant Measur	-Listed	
																		08/11/198	87			SS	00) Measur⊦	-Listed	
										LA	ND L	INE VA			ECTIO	N				1		,				
B Use # Code		Use Descriptio			_	L .			Unit Price	I.	tor S.A.	Acre	C. Factor	ST.							al Pricin		Adj act		. .	
		icipal V	n Zon		Front	Depth	Units 33,977	SE		6.54 3.95		Disc 1.000			<i>Adj.</i> 1.55	WE	Notes	- Adj		Spec Use	Spec	Calc	1.00	Adj. Unit Pr	ice L 0.03	and Value 1,360,000
1 7030	Widii	icipai v	I KS				33,777	SI		0.54 5.5.	300	1.000	1.00		1.55	**1							1.00		.03	1,500,000
	1																								.	
	1																									
				[otal	Card L	and U	nits: 0	78 AC	Par	cel Total	Land A	\rea: 0.78	BAC										Tota	l Land Val	ue:	1,360,000
					L		0		1 111	OMI													-04	1 41		2,2 30,000

Property Lo		T W	HARF	4.000			M	IAP ID	0:36//3		1 .£1	Bldg Nan		1	Cand	1	o.f		1				
Vision ID:				Acco	ount #						1 of 1	Sec #:	1 of	1	Card	1	of		1				
	CONS	RUC	TION DETAIL			NSTRUC	TION L	DETAI	L(CON	TINUED)													
Element	Ca	. <i>Ch</i> .	Descript	tion	Elen	nent	Cd. Ch.		Desc	cription													
Model	00		Vacant																				
							1/11	ED III	7.77														
					Code	De	scription	ED US		Percentage	_												
						Municipal	V	·	+ '	100													
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					Adj. Base	e Rate:		0.0	00														
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					Cost to C	ure Ovr		0															
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	OB-OU	TBUII	LDING & YARD	ITEMS(L)	/XF-BU	JILDING	EXTR	A FEA	TURES	S(B)													
	escriptio		b Sub Descript																				
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															No I	Pho	to O	n F	Re	cord			
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G I		D	BUILDING					77 1: 1	G , l-	. 1 . 37.1													
Code		Desc	ription	Living Area	Gross F	Area Eff	. Area	Unit (Lost U	ndeprec. Value	\dashv												
	an i	C	T:-/T 4		1	0					\dashv												
	Itl.	Gross	Liv/Lease Area:	l (0	0	0																

Proj	erty	Locat	tion: 5 T WH	HARF					N	MAP ID: 3	6/ / 33/A	\ /			Blo	dg Na	me:								
Visi	on II	D: 41	.97			Acco	unt #					Bldg	g#: 1 of	1	Sec	#:	1 of	1 Card	1	of 1					
			RENT OWNE	CR C	T	OPO.	UTI	LITIES	S	STRT./R			LOCATION	7			C	CURRENT	<u>ASS</u>	ESSMENT					
YAC	нт с	LUB S	SANDY BAY		1 Level	l	1 All P	ublic	1	Paved		1 Urb	oan				ription	Code	Ap	praised Value		ssed Valı			
PO	вох з	37														MPT	D	9300		125,100			,100		126
																I LAN MPT	D	9300 9300		1,361,300 9,400		1,361 9	,400	ROCK	PORT, MA
		RT, M Owne	IA 01966 ers:							NTAL DA	TA									,					
lada		Owne			Other I Sub-Div		00036 000	000 0003	33A																
					Photo	,																			
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					Historic		309_306623	_		ACCOCT	ID#							T-4	1	1 405 900		1 405	900		
		DE	CORD OF O			F_8943	BK-VOL		CAI	ASSOC P		CAI	LE PRICE	VC				Total		1,495,800 S ASSESSM		1,495	_		
VAC	нт с		SANDY BAY	WIVERSII	11		DK-VUL/	IAUL	SAL	E DAIE	q/u v/i	SAI	<u>CE I RICE</u>	v.c.	Yr.	Code	Assessed				essed Va		Yr.	Code As	ssessed Value
1710	111 0	LOD	3/11 (D1 D /11												2020	9300		124,000 2				18,700 2			118,700
																9300		942,700 2			9	42,700 2			824,900
															2020	9300		9,400 2	2019	9300		9,400 2	018	9300	9,400
																Total	:	1,076,100		Total:	1,0	70,800	7	Total:	953,000
			EZ EZ	XEMPTIO	NS						OTHE	ER AS	SESSMEN	VTS						re acknowled					
Ye	ear	Туре	Description				Amount	Co	de De	escription		1	Number	An	nount	(Comm. Int.								
																				1 222 1 70					
																				APPRAIS	SED VA	ALUE S	<u>UMN</u>	<i>AARY</i>	
					T	otal:		_									1	Appraised E	3ldg.	. Value (Card)				118,500
						A	SSESSING	NEIGI	HBOR	RHOOD							1	Appraised X	KF (l	B) Value (Bld	lg)				6,600
		ID/ SU.	^I B	NBHD	Name		Street	Index N	ame		Tracing	g			Bat	tch	1	Appraised C)B (L) Value (Bld	lg)				9,400
	00)01/A															1	Appraised L	and	Value (Bldg))				1,361,300
							<u> </u>	NOTES	S				<u> </u>				5	Special Lan	d Va	alue					0
																		-							1 40 5 000
																				Parcel Value	:				1,495,800
																		Valuation M	/leth	od:					C
																	1	Adjustment:	:						0
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							DILLIDIN	C DEDI	ATT D	ECORD												NOTE	TIOT.	ODV	
D.	rmit I.	D	Issue Date	Туре	Descrip		BUILDIN	<u>G PERA</u> Amoun		Insp. Dat	0 0/2 1	Сотр.	Date Cor	mn	Comn	10mte		Date		Type	IS IS	NGE E	1151 (Cd.		ose/Result
_	10986		10/29/2019	RS	Reside				6,000			<i>_отр.</i> 100	Date Col				AND REPLA	AC03/20/201		1 ype	10	JG			ose/Resuit ermit Inspection
	10291		05/16/2018	RS	Reside	ntial			6,000		1	100			REPI	LACE	FOUR DOU	JB 06/12/200	6			MM	00	Measur+L	isted
	8485		04/22/2014	RS	Reside	ntial			6,000	03/20/201	.5 1	100			GUT,	REIN	SULATE,RI	EF 10/10/199 07/01/198				RM TS	00	Measur+L Measur+L	isted isted
																		07/01/170	,			15	00	Vicasui +L	isicu
										L	AND LI		ALUATIO			ON_									
	Use		Use						Uni				cre		ST.							S Adj			
	Code	Non D	Description Profit I	Zone R3	D Fro	nt Depth	Units 10,454		Pric	11.1	actor S 3.9500 9		isc C. Fac 0000	<i>tor</i> 1.00	Idx A	Adj.	Notes OCEA N	s- Adj		Special Prici	ing	Fact		j. Unit Price 130.2	
1	7300	TOH P	TOTAL I	K3			10,454	or		20.00	3.9300 5	, 1.0		1.00	A	1.00	OCEA N					1.	שט	130.2	1,301,300
																			L						
				To	otal Car	d Land U	Jnits:	0.24 A	C Pa	rcel Total I	and Are	ea: 0.2	4 AC									Т	otal 1	Land Value	: 1,361,300
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Property L	ocatio	on: 5 T	WHARF				I	MAP ID: 36/	/ 33/A /		Bldg Name:				
Vision ID				Acc	ount #				Bldg #:		Sec #: 1 of	1 Card	1 of 1		
	CON	STRUC	CTION DETAIL	15	CO	NSTR	UCTION	DETAIL (CO	ONTINUED)						
Element		Cd. Ch		on	Elen	ıent	Cd. C	h. De	escription						
Style	8	9	Other Municip												
Model		4	Commercial							FST	9				
Grade	0	3	Average							6	6				
Stories	1							1100 1100		BAS	9 9	18 W E	DK 10		
Occupancy Exterior Wall	1 1	4	Wood Chingle		Code			XED USE	Danaantaaa	DAS	9	FO	P		
Exterior Wall		4	Wood Shingle		9306		Description	on	Percentage 100	-					
Roof Structur		3	Gable/Hip		1	. 1011 1	0110 1		100						
Roof Cover		0	Wood Shingle												
Interior Wall			Cust Wd Panel												
Interior Wall							ST/MAR	KET VALUA	TION						
Interior Floor	r 1 1	2	Hardwood		Adj. Base	Rate:		143.24							
Interior Floor															
Heating Fuel			Oil		Replace (Cost		182,345		41		4141	41		
Heating Type			Forced Air-Duc		AYB			1885							
AC Type	0	1	None		EYB			1985							
Bldg Use	n	306	Non Profit I		Dep Code			A							
Total Rooms		500	TOH FIOHLI		Remodel Year Ren										
Total Bedrms		0			Dep %	100000		35							
Total Baths	2				Functiona		nc								
					External										
					Cost Tren		or	1			27		10		
Heat/AC	0		NONE		% Compl										
Frame Type	0		WOOD FRAME		Overall %	Cond		65							
Baths/Plumb		2	AVERAGE		Apprais V			118,500			111	PROPERTY OF THE PARTY OF THE PA	e Alba		
Ceiling/Wall		6	CEIL & WALLS		Dep % O Dep Ovr		ent	U			-		100		
Rooms/Prtns Wall Height		2	AVERAGE		Misc Imp		/11t	0				Name and Address of the Owner, where			
% Comn Wal					Misc Imp	Ovr C					The same of the	-			
Comm wa	0				Cost to C			0				THE	THE PERSON NAMED IN COLUMN		
					Cost to C	ure Ov	Comment				are all and	1	1 1		
			LDING & YARD							STATE OF THE PERSON NAMED IN		3/6		III VALLE BEE	
	Descrip		ub Sub Descript I				Gde Dp R						2001	ESK BERRY	
SHD2 W/I SHD2 W/I	LIGHT LIGHT	IS ET		608	21.00 21.00	1977 1977	0	50 50	3,000 6,400				The second secon	dulate annual an	
	VISHE		į į	392	26.00	1985	Ĭ	100	6,600		9	100000000000000000000000000000000000000	HIME AND THE STATE OF THE STATE	Sulfa Sulfa	- 000 (10) (6)
											Name and Publisher				
												THE REAL PROPERTY.			
												THE RESERVE OF THE PERSON NAMED IN	The last	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	
			BUILDING S	IIR.ARE	A SIIMM	ARV	SECTION	J J					A CE IS		
Code		Des			a Gross A		Eff. Area		Undeprec. Value			THE PERSON			
BAS	First F	loor	1	1,10		1,107	1,107	143.24	158,567			The state of the s		ингини.	
FOP		Open, I			0	410	103				500			THE PERSON NAMED IN	
	Utility Deck,	, Finishe Wood	d		0	54 410	22 41					TOTAL BEAUTY			
,,,DIX	erce,	,, oou				710	41	17.32	3,073	B		THE PARTY IN	THE PARTY	A SHANKER	
										187		STATE OF THE PERSON NAMED IN		THE PERSON NAMED IN	1 18
												THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	THE RESERVE OF THE PERSON NAMED IN	THE STATE OF THE S	
										Company of the last		. 10			
	T	tl. Gross	Liv/Lease Area:	1,10)7	1,981	1,273	3	182,345			Pag	THE RESERVE OF THE PARTY OF THE		

Property	Locati	ion: OFF	T WHARF						MAP ID:	36//34/	/			Bld	lg Nan	ne:								
Vision I	D: 419	98			Accou	unt#					Bldg	#: 1	of 1	Sec #	#:	1 of	1 Card	l 1	of 1					
		ENT OWN	<i>IER</i>	TO	<u>PO.</u>	U	TILITIE	S	STRT./	ROAD	L	OCATIO)N				CURRENT	<u>ASS</u>	ESSMENT					
TOWN O	F ROC	KPORT													Descri		Code	Ap	praised Value		sed Valu			•
34 BROA	DWAY													EXM	LAND)	9030		20,700]	20,	700		26 ORT, MA
ROCKPO	рт м.	A 01066					GLIDI				Ш			4									KUCKP	OKI, MA
Additiona				Other II).	00036	<u>SUPF</u> 00000 00		ENTAL L	DATA														
				Sub-Div Photo Ward Prec. Historic GIS ID:	Dis			034	ASSOC	B :: <i>PID#</i>							Tota	ıl	20,700		20,		VIS	ION
	REC	CORD OF	OWNERSE				DL/PAGE	SA	LE DATE		SAL	E PRIC	E V.C.						S ASSESSM					
TOWN O													0	Yr.	Code	Assess	sed Value	Yr.	Code Ass	essed Val	lue Y	r. Co		essed Value
														2020	9030		17,100	2019	9030	1	17,100 20)18 90	30	15,800
																	4= 400		m . 1	-	15 100		. 7	4=000
			EXEMPTIC	NS						ОТН	ER AS	SESSMI	ZNTS		Total:		17,100 This sign		Total: re acknowled		17,100 sit by a l	To Data (15,800 r Assessor
Year	Туре		Description			Amoun	t C	ode	Desc	ription		Number	1	nount	Co	omm. Int.	1100 5081			305 a 765	oy u I	- mu	CHOCKET O	
			•							•														
																			APPRAI:	SED VA	LUE SU	J MM A	RY	
				To	tal:												Appraised I	Bldg	. Value (Card	l)				0
				10		SSESSI	NG NEIO	HBC	ORHOOD								Appraised 2	XF (B) Value (Blo	dg)				0
	HD/ SUI	В	NBHI	D Name		Str	eet Index	Name		Tracin	g			Bate	ch		Appraised (ЭΒ (L) Value (Ble	dg)				0
0	001/A																Appraised I	Land	Value (Bldg)				20,700
							NOTE	S	,								Special Lan	nd Va	alue					0
																	_							20,700
																	Valuation N		l Parcel Value	2				20,700 C
																	v aiuation N	vietii	ou.					C
																	Adjustment							0
																	Adjustment							
																	Net Total A	ppr	aised Parcel	Value				20,700
						BUILD	ING PER	MIT	RECORD)									VISI	T/ CHA	NGE H	ISTOI	RY	
Permit	ID .	Issue Date	Туре	Descrip			Атоі		Insp. D		Сотр.	Date C	Comp.	Comm	ents		Date		Туре	IS	ID	Cd.		se/Result
																	10/23/201 06/12/200				KE MM		acant leasur+Lis	tod
																	08/11/198	37			SS	00 N	leasur+Lis	ted
										LAND L	INE V	ALUATI	ON SI	ECTIO)N									
B Use		Use							Init	I.	Acr	e C.	ST.					T	Special Pr	icing	S Adj			
# Code		Description		P D From	nt Dept		nits		Price 1	Factor S.A.	Dis	c Facto	$r \mid Idx$	Adj.	0.02		s- Adj	\bot		Spec Calc			Unit Price	Land Value
1 9030	Munic	ipal V	R3				0.30 AC		12,500.00	3.9500 9	1.00	1.0	U 70	1.40	OCEA	N.					1.0	וטי	69,125.00	20,700
																							.	
											<u>l</u> ,													
			Т	otal Card	Land U	J nits:	0.30	AC	Parcel To	tal Land A	Area: 0.	3 AC									To	otal La	nd Value:	20,700

		OFF	T WHARF				M	AP ID:	36//34//			Bldg Name										
Vision ID:				Acco	ount #					Bldg #:	1 of 1	Sec #: 1	of 1	Card	1	of	1	L				
Element	CONS	TRUC	TION DETAIL Descript	ti a u	CO! Elem	VSTRUC'I	<mark>TION D</mark> Cd. Ch.	ETAIL	CONTI Descript	NUED)												
Liemeni	Ca	. <i>Ch</i> .	Descripi	uon	Elem	eni C	.a. Cn.		Descripi	ion	-											
Model	00		Vacant																			
Model	00		vacant																			
								ED USI														
					Code	Des	scription		Perc	entage 1 00	-											
					9030	Municipal	V		,	100												
							MARK		LUATIO N	I												
					Adj. Base	Rate:		0.00	0													
					Replace C	Cost		0														
					AYB EYB			0														
					Dep Code			ď														
					Remodel 1	Rating																
					Year Rem	odeled																
					Dep % Functiona	1 Obslnc																
					External C	Obslnc																
					Cost Tren			1														
					Condition % Comple	ete																
					Overall %	Cond																
					Apprais V Dep % Ov	'al																
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					Misc Imp	Ovr		0														
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	OB-OU	TBUII	LDING & YARD					FEAT	TURES(B))												
	Descriptio		b Sub Descript							Apr Value												
														Me	Dha	٠. O-			u al			
														NO	rno.	to Or	1 K	ecor	a			
			BUILDING																			
Code		Desc	ription	Living Area	Gross A	rea Eff.	Area	Unit Co	ost Unde	prec. Value	-											
		~									1											
	Ttl.	Gross	Liv/Lease Area:] 0	0	0	0															

Property Location: BEARSKIN NECK							MAP II	D:36//	53//				Bld	g Nan	ne:										
Vision ID: 4220 Account #]	Bldg #:	1 o	f 1	Sec #	:	1 of	1 Care	d 1	of 1										
CURRENT OWNER TOPO.			OPO. UTILITIES			STRT	STRT./ROAD			LOCATION			_				ESSMENT	1 .							
TOWN OF ROCKPORT													Descri	_	Code	Ap	praised Value		Assessed Value			126			
34 BROADWAY											EXM 1	LAND	•	9030		1,326,200	וט	1,32	6,200				1		
ROCKPORT, MA 01966 SUPPLEM			MENTAL DATA														ROCKPORT, MA								
Additional Owners:	01700	Oth	er ID:	0	0036 00000		<u>IENIAL</u>	DATA																	
			o-Div	U	0030 00000	00033																			
		Pho																				W 73			
		Wai							ъ													V	151	O	N
			Prec. Historic Dis					В		3													, _~ _ ,		
					5_3066516		ASSO	OC PID#	¥							Total	al	1,326,200	0	1,32	6,200				
RECO	ORD OF OWNERS				BK-VOL/PA	GE S.	ALE DA			SALE	PRICE	V.C						S ASSESSN							
TOWN OF ROCKPORT			3302/ 234				08/07/1941				1	Yr.			ed Value	Yr.									
													2020	9030		925,200	2019	9030	9	925,200	2018	9030		895	5,300
EXEMPTIONS							OTH		VER ASSESSMENTS		NITC	Total:			925,200		Total:		925,200		Total:	.4		5,300	
Year Type	EXEMPTI Descripti			1	Amount	De	Description			umber		nount	C	omm. Int.	Inis sig	паш	uture acknowledges a visit by			ı Dai	Data Collector or Assessor				
Tear Type	Везепри	on		1	mouni	Code	DC.	scripitor		1100	ioci	711	поин		<i>Jiiiii.</i> 1111.										
																		APPRAI	SED V	ALUE	SUM	MARY			
																Appraised	Bldo	. Value (Caro	4)		Т				0
Total: ASSESSING NE					FICUR	OPHOO	D																	0	
NBHD/ SUB NBHD Name			ASS	Street Ind			Tracing								Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg)								0		
0001/A			Sireer Index Ivame					Trucing								Appraised CB (L) Value (Bldg) Appraised Land Value (Bldg)						1,326,200			
				NOTES											Special Land Value						1,320,200				
					110	ILD										Speciai La	nu va	alue							U
																Total Appr	raised	l Parcel Valu	e					1,326	,200
												•			Valuation Method:									C	
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D 1 1D 1		UILDING P			RECORD Insp. Date % Comp.			D 0		Comments					CHANGE HISTORY			-	(D.)						
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Property Location	n: BEARSKIN N	NECK					MAI	P ID: 36/	/ 54/ /				Bld	lg Nan	ne:									
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ROCKPORT, MA	01966					SUPPLE	MENT	AL DATA	1															,
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		BEA	RSKIN NECK				M	AP ID:	36//54//			Bldg Name										
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Vision ID : 245	Property I	ocatio	n: BEAR	SKIN NEC	CK					M	IAP ID	:36//	67//				Bld	g Nan	ne:										
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Property Locat	tion: BEAR	SKIN NEO	CK					MAP	ID: 36//	67/B	/			Bld	g Nar	ne:										
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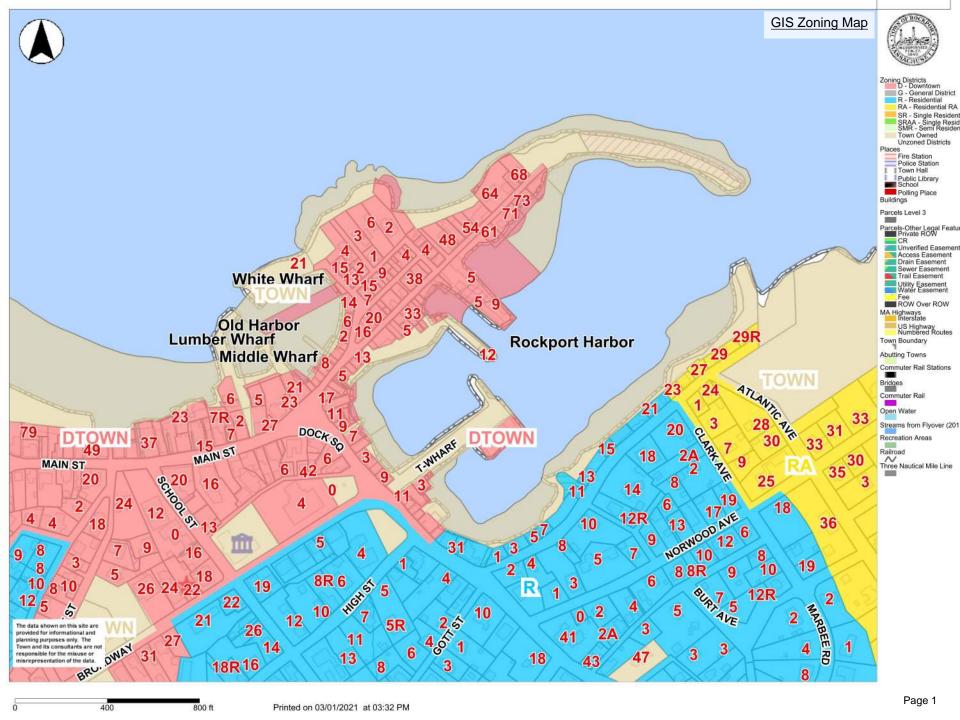
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PUBLIC BOAT FUELING SITE ASSESSMENT

APPENDIX B

Old Harbor – Additional Information

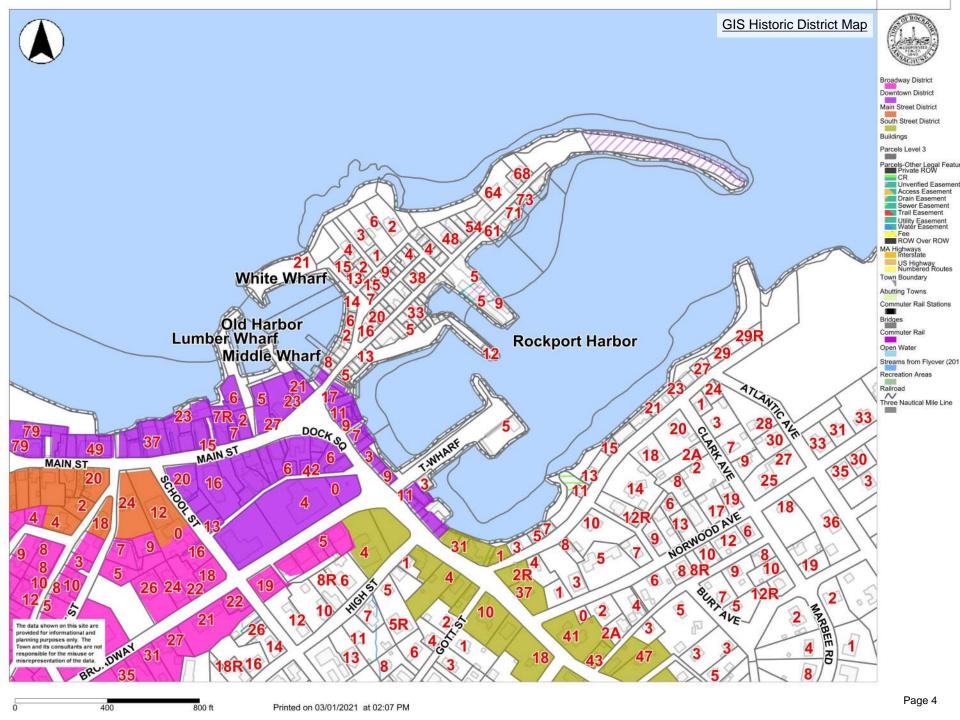


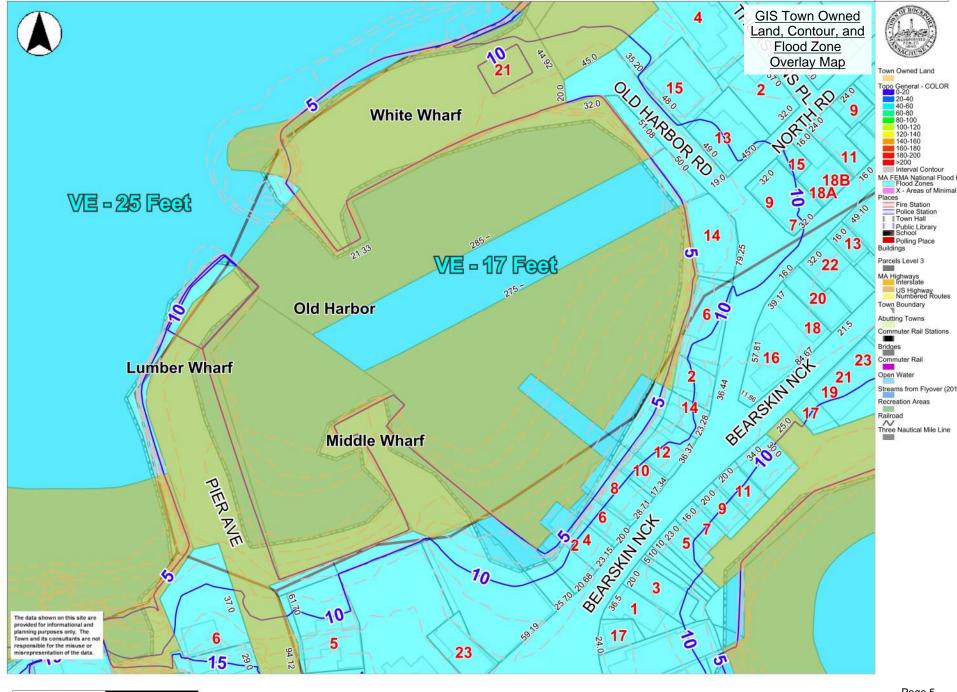


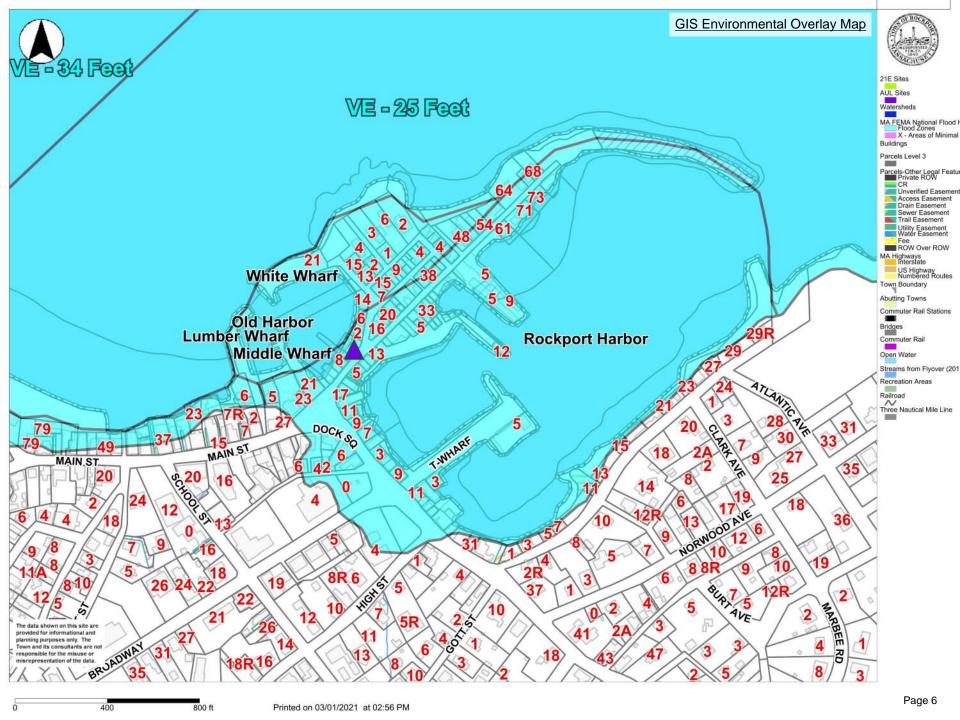




Printed on 03/01/2021 at 01:51 PM







National Flood Hazard Layer FIRMette



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

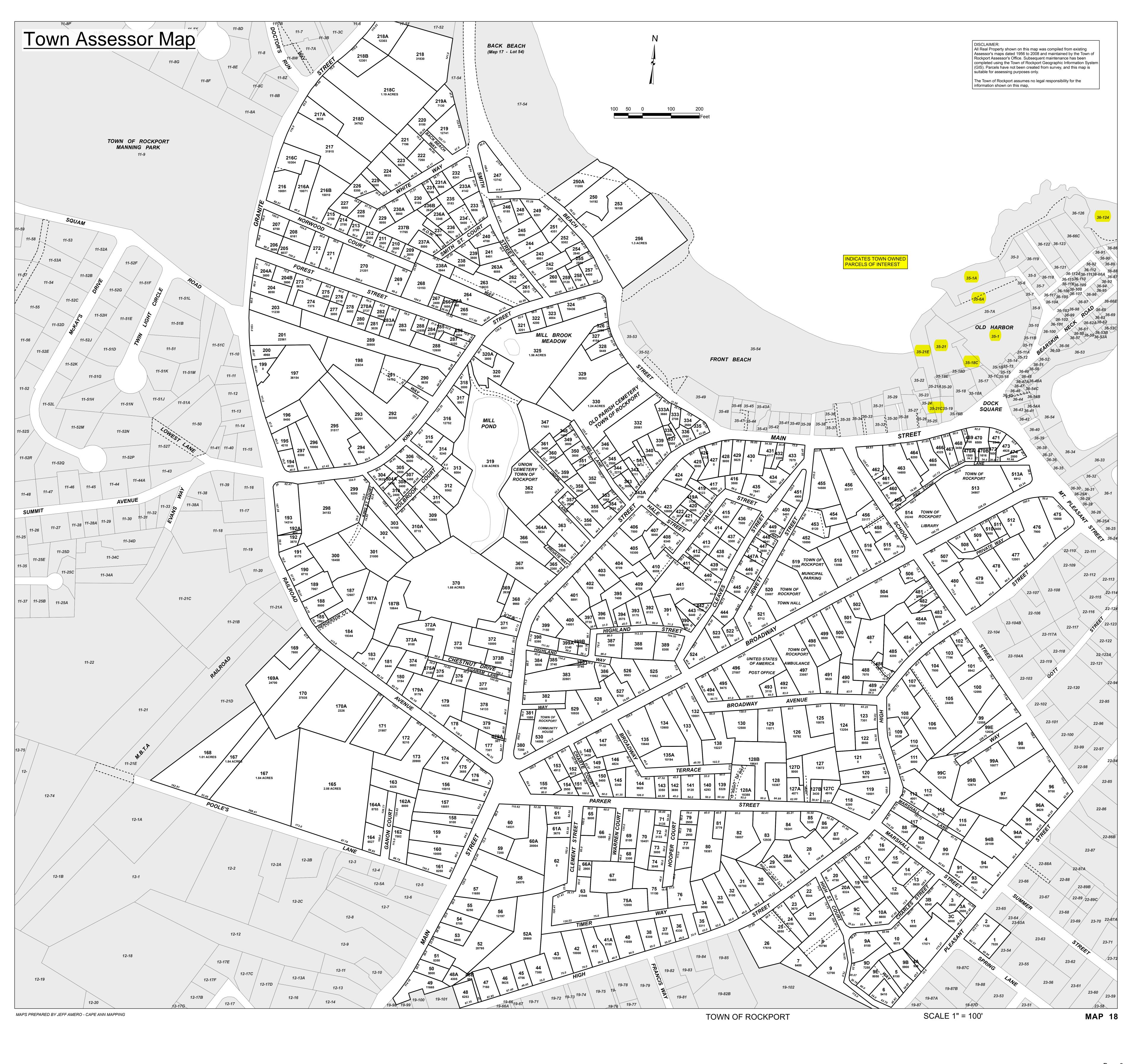
Legend SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD **HAZARD AREAS** Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X **Future Conditions 1% Annual** Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - Channel, Culvert, or Storm Sewer **GENERAL** STRUCTURES | LILLIL Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation **Coastal Transect** Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** OTHER Profile Baseline **FEATURES** Hydrographic Feature Digital Data Available No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2021 at 3:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Property	Locati	on: OLD H	ARBOR					MAP ID: 35/	/1//			Bldg	Name	e:								
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		RENT OW	VER		TOPO).	UTILI	TIES	STRT./	ROAL		LOCA'	TION					CURRENT.	<u>ASS</u>	ESSMENT					
TOWN O	F ROC	CKPORT		1 Le	vel	1	All Publ	lic	1 Paved		4	Bus. Distr	ict			Descrip	otion	Code	Ap_{j}	praised Value		sed Valu			
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ROCKPO Additional									MENTAL L	<u>ATA</u>															
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Year	Туре	?	Description	ı		Am	iount	Code	Desc	ription		Numbe	r	Amo	ount	Con	nm. Int.								
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00	001/A																	Appraised I	Land	Value (Bldg	g)				3,400
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Permit 1	D I	Issue Date	Туре	Desc	ription	DUI		Amount	Insp. D		% Co	mp. Da	te Com	p. C	ommei	nts		Date		Type	IS	ID I	Cd.		se/Result
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B Use		II.a.a			-						LIN.	A ara			.110 <u>/</u>	V				C 1 D		CAJ	:		
B Use # Code		Use Descriptio	n Zone	$_{2}\left _{D}\right _{I}$	Front L	Denth	Units		Unit Price	I. Factor	S.A		C. S ctor Id		Adj.		Notes-	- Adi	\vdash	Spec Use	rıcıng Spec Calı	S Adj Fact		Unit Price	Land Value
1 9030	Muni	icipal V	GD		Toni L	эсрін		SF	196.88	2.4000	7	1.0000	1.00 9			2 BACE		714)		Spec Ose	Spec Can		00	732.39	0
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		OLI) HARBOR				M	AP ID:	35/ / 6/A /		Bldg Name:
Vision ID:				Acco	unt#					Bldg #: 1 o	1 of 1 Sec #: 1 of 1 Card 1 of 1
Element	CONS	TRUC l. Ch.	TTION DETAIL Descrip	tion	CON Elem	NSTRUCT	<mark>TION D</mark> Cd. Ch.	ETAIL	(CONTIN Description	(UED)	
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	OR _C OL	TRIII	 <mark>LDING & YARI</mark>					FFAT	TIRESCE		
	Descriptio		ıb Sub Descript							pr Value	
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Code		Desc	cription	Living Area				Unit Co	ost Undep	rec. Value	
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Property Location	on: OLD H	ΓS				N	MAP I	D: 35/	7/A	/				lg Naı	me:												
Vision ID: 440				A	ccou	nt #						Bldg #	: 10	f 1	Sec #	#:	1 of	1 Care	d .	1 of	1						
CURRE	ENT OWNE	ER		TOP	<i>O</i> .	UTIL	ITIES	'	STRI	T./ROA	D	LO	<u>CATIO</u>	N		D		<u>CURRENT</u>				4	17.1				
TAYLOR ANDRE																LAND	ription	1320	Ap	praised	21,600	Assessed	21,6			126	
13 PETER SPRIN	G RD														KES I	LAND		1320		•	21,000		21,0	000		PORT, MA	4
CONCORD, MA							NI/PPI	EME	INTAI	DATA					-											- , .	
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0001/A																		Appraised	Lanc	l Value	(Bldg)					21	1,600
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B Use	Use		1 1			T T		Un	nit	LAN I.	U LI	NE VA. Acre	LUATIO C.	ST.	<u>cerro</u>	<u> IN</u>				Snac	cial Pric	rina	S Adj	т		<u> </u>	
	Description	Zone	D	Front	Depth	Units			ice	Facto	r S.A.	Disc	Factor		Adj.		Notes-	- Adj		Spec Us			Fact		. Unit Price	Land Va	lue
1 1320 Vac Lai	nd Und					12,320	SF		17.5	2 1.000	0 3	1.000	0.10	50	1.00								1.0	0	1.75	21	1,600
						<u> </u>		al -				la					1										1.000
		Т	otal (Card La	and Ur	nits:	0.28 A	C I	Parcel '	Total L	and A	rea: 0.28	3 AC										To	otal L	and Value	21	1,600

Property Lo Vision ID:		OLD	HARBOR FLA	ATS Acco	ount #		M	AP ID:	35/ / 7/A	/ Bldg #: 1	Bldg Name: 1 of 1 Sec #: 1 of 1 Card 1 of 1
vision 12.		TDIIC	TION DETAIL	10		ICTRIC	TION D	DTAIL			1 011
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Code D	escriptio)	n Su	b Sub Descript	L/B Units U	Init Price	Yr Gde	Dp Rt	Cnd	%Cnd 1	Apr Value	
											No Photo On Record
			BUILDING								
Code		Desc	ription	Living Area	Gross A	rea Eff.	Area	Unit Co	ost Under	orec. Value	
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Vision ID 4105	Property	Locat	ion: OFF	PIER AVE					MA	P ID: 35/	/ 18/C	1		Bldg	g Nan	ne:								
						Accou	ınt #]	Bldg #: 1	of 1	_	_		1 Card	1	of 1					
## RECORD OF DWNERSHIP 1200/1741 1200/1755 Number				ER	TO	<u>PO.</u>	UTIL	ITIES)N					<u>ASS</u>	ESSMENT					
SUPPLEMENTAL DATA	TOWN OI	FROC	KPORT		1 Level		1 All Pub	lic	1 Pav	ved	4	Bus. District						Ap	*					
No. No. 1946	34 BROAI	OWAY												EXM I	LAND)	9030		245,700		245,70			
Differ 10																						R	ОСКРОК	RT, MA
Plate Plat							S	<i>UPPLE</i>	EMENT	TAL DATA	4													
Procedure Proc	Auditiviiai	Owne	15.):	00035 0000	0 00018	BC															
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History District											В											🔻	121	
RECORD OF OWNERSHIP SALVE SALE PART SALE					Historic 1	Dis																		
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Face Tope		RE	CORD OF	OWNERSH	IIP		BK-VOL/P	AGE	SALE I	DATE q/	u v/i	SALE PRICE	$E \mid V.C$.			PREV.	ΙΟυ	S ASSESSM	ENTS (HISTORY	7)		
EXEMPTIONS	TOWN OF	FROC	KPORT				6201/71	4	12/0	03/1975	V		0			Assess							Assess	
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York														7	Total:									200,300
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NBHD Sure NBHD	Year	Туре	+	Description	!		Amount	Code	e	Descriptio	on	Number	A	mount	Co	omm. Int.	-							
NBHD Sure NBHD																			4 DDD 4 7	CED IV	THE CHA	n n	7	
ASSESSING NEIGHBORHOOD																			APPKAI	SED VA	LUE SUM	WAK		
Appraised XF (B) Value (Bidg)					Tot	al·											Appraised E	3ldg	. Value (Caro	l)				0
NBHD/SUB					101		SESSING I	VEIGH.	BORHO	OOD							Appraised 2	XF (B) Value (Blo	dg)				0
Appraised Land Value (Bidg) 245,76	NBH	ID/ SU	В	NBHI) Name		Street In	ıdex Nar	me	1	Tracing			Batc	h					_				0
Special Land Value	00	001/A																		-				245,700
Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value 245,70							N	OTES											_	,				0
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Permit ID Issue Date Type Description Amount Insp. Date Mount Insp. Date Insp																	Net Total A	ppr	aised Parcel	Value				245,700
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Second S	Permit I	D	Issue Date	Туре	Descripti						% Co	omp. Date C	Сотр.	Comme	ents						ID Ca		Purpose/	Result
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1 9030 Municipal V GD 6,240 SF 33.86 1.0000 3 1.0000 0.75 90 1.55										Į.			ST.											
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Total Card Land Units: 0.14 AC Parcel Total Land Area: 0.14 AC Total Land Value: 245,70																								
Tom Land value.				T	otal Card	Land II	Jnits: 0	.14 AC	Para	cel Total I	and Ar	ea: 0.14 AC									Tota	l Land	Value:	245,700
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		OFF	PIER AVE				M	AP ID:	: 35/ / 18/0			Bldg Name:									
Vision ID				Acco	ount #					Bldg #:	1 of 1	Sec #: 1 of	1	Card	1	of	1				
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Property Location:	OFF PIER AVE	2					MAP II	D: 35//	21//				Bld	g Nam	e:									
Vision ID: 4108				Accoun	•					Bldg #:			Sec #	: 1		1 Card		of 1						
CURRENT		1 1	TOP	<u>O.</u>	UTILI'			<mark>./ROAI</mark>			CATIO	N		Daganin		CURRENT			1 4 9 9 9	ssed Va	leco			
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34 BROADWAY		\vdash											- 228.141			7030		4,000			1,000		CKPOR	T, MA
ROCKPORT, MA 01	966				SI	IPPLEM	IENTAL	DATA														i		
Additional Owners:		Oth	er ID:	0	00035 00000																			
			-Div																			l		
		Pho Wa																				T 71	CT	ONI
		Pre							В													, V J	121	ON
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P.P.G.O.D		_	<i>ID:</i> F		8_3066497	G T G		C PID#		~ · · · ·						Tota		4,800			4,800			
	D OF OWNERS	HIP		E	<mark>3K-VOL/PA</mark> 5885/ 364		ALE DAT 07/11/1		v/i	SALE	<u>PRICE</u>	V.C		Coda	Assass	PREV ed Value		ASSESSM Code Ass	IENTS (sessed Va		Yr.		Access	d Value
TOWN OF ROCKPO	KI				2002/ 204		0//11/1	912	•			U	<i>Yr</i> . 2020	9030	Assesse		2019 9		sessea va	4,800			Assesse	4,800
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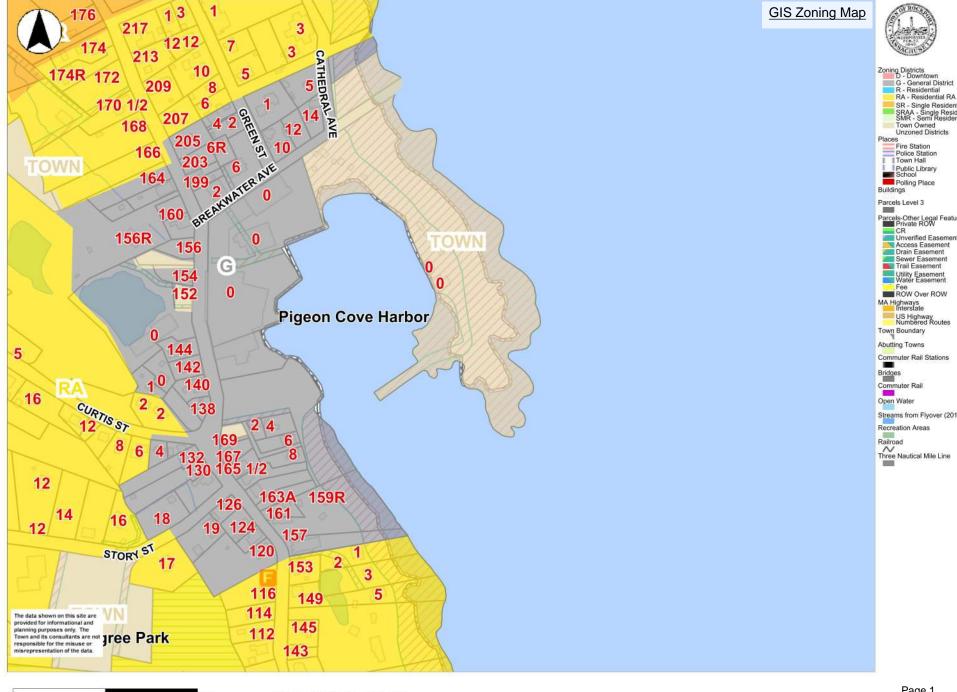
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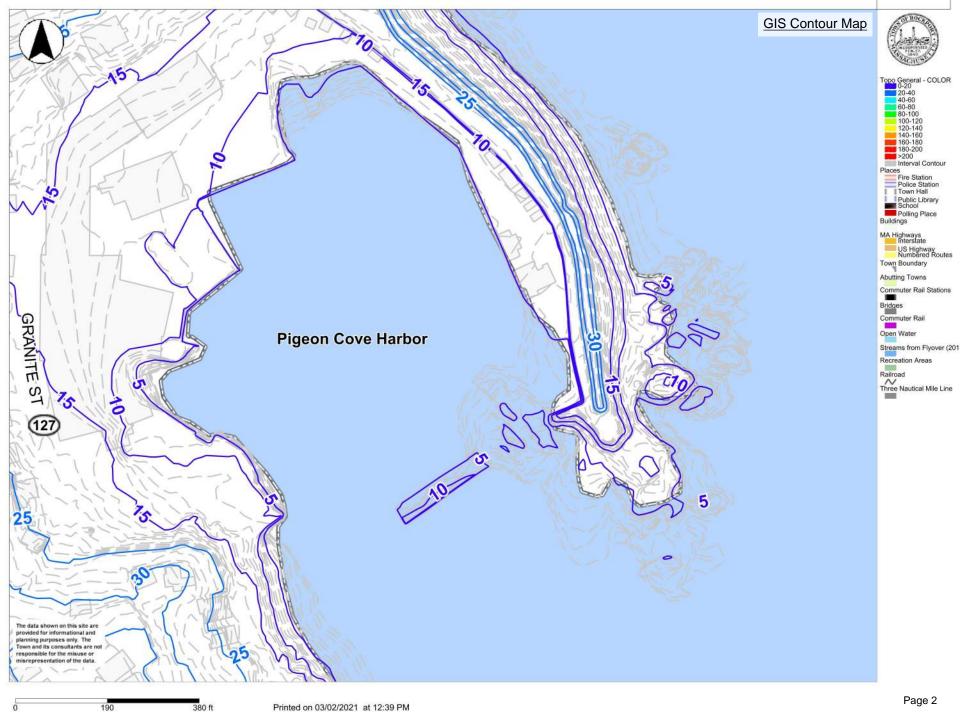
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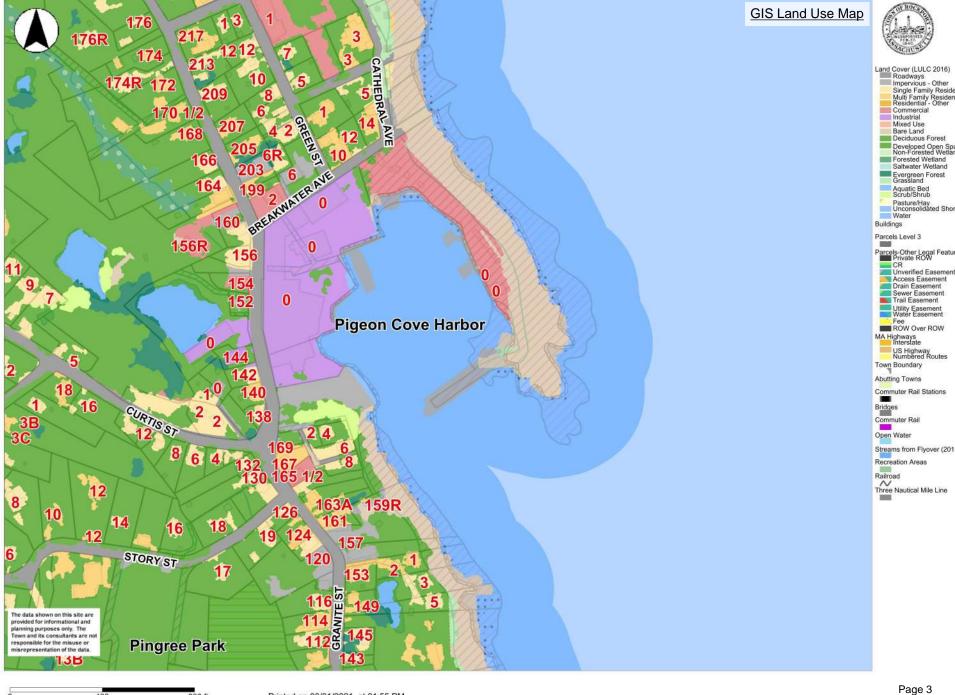
APPENDIX C

Pigeon Cove – Additional Information



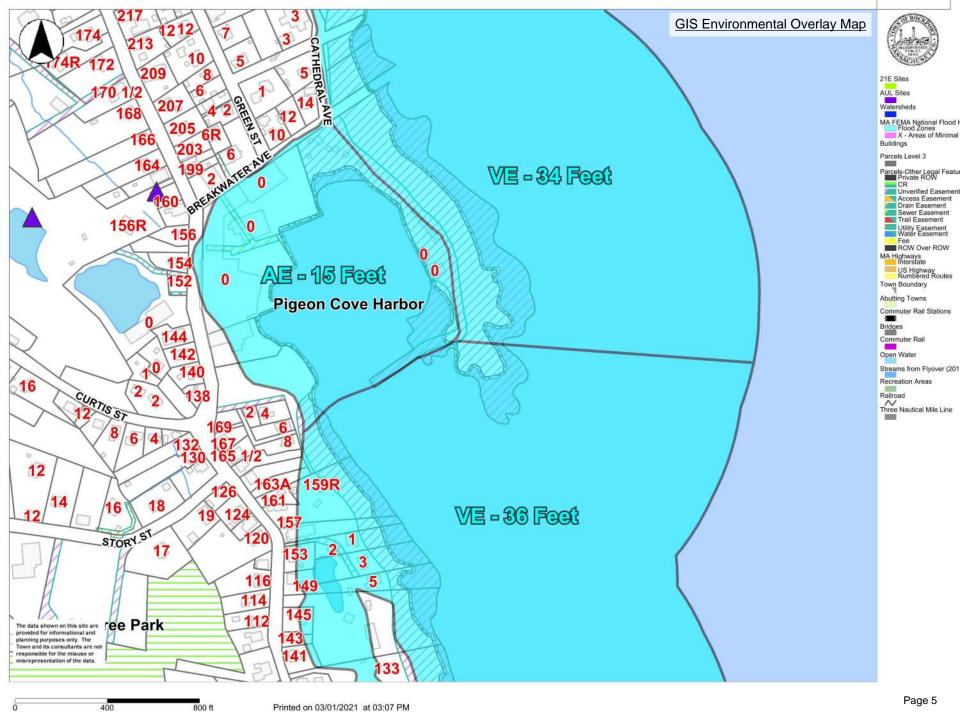






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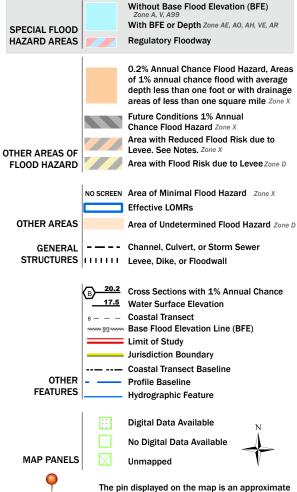
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



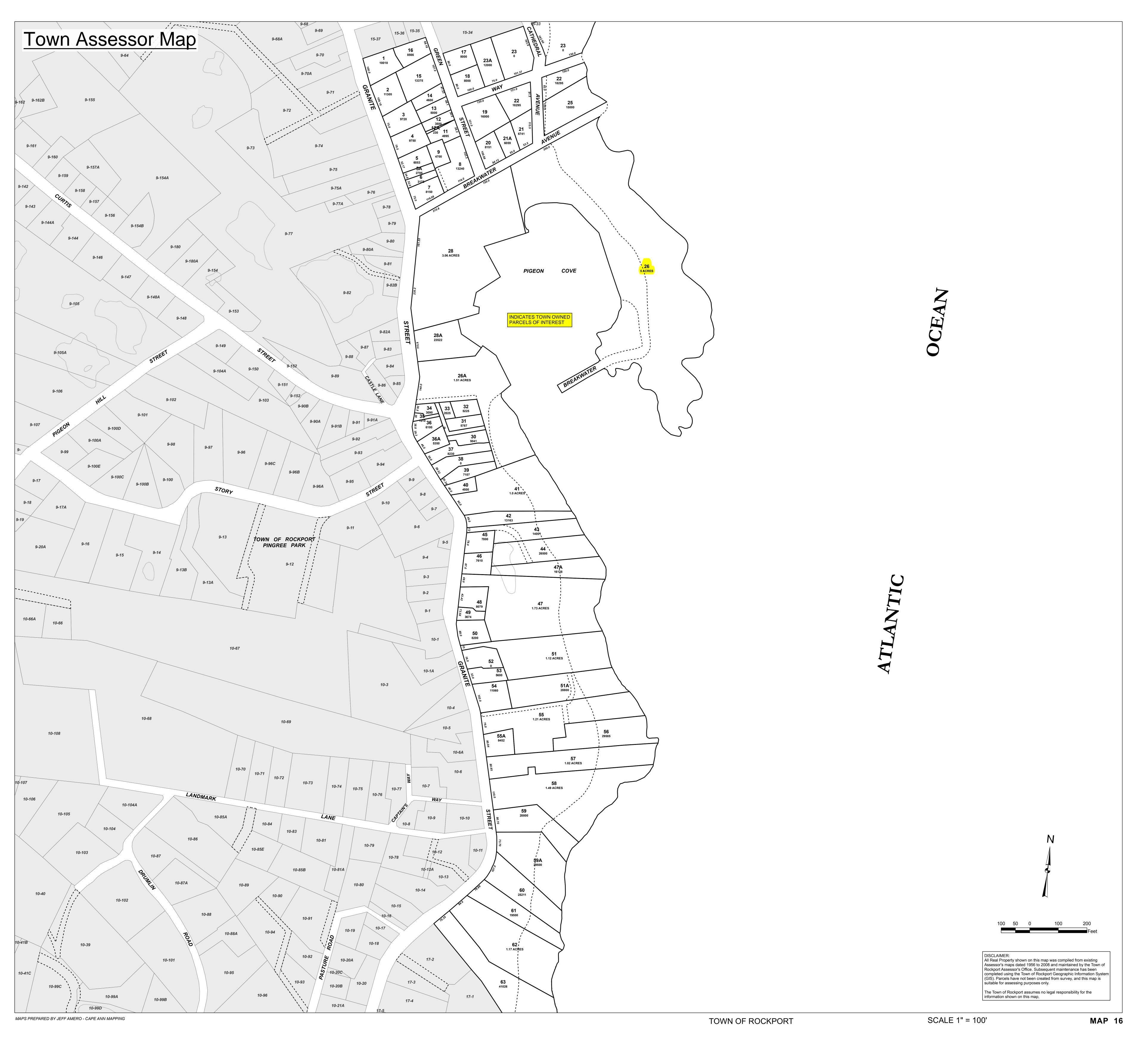
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

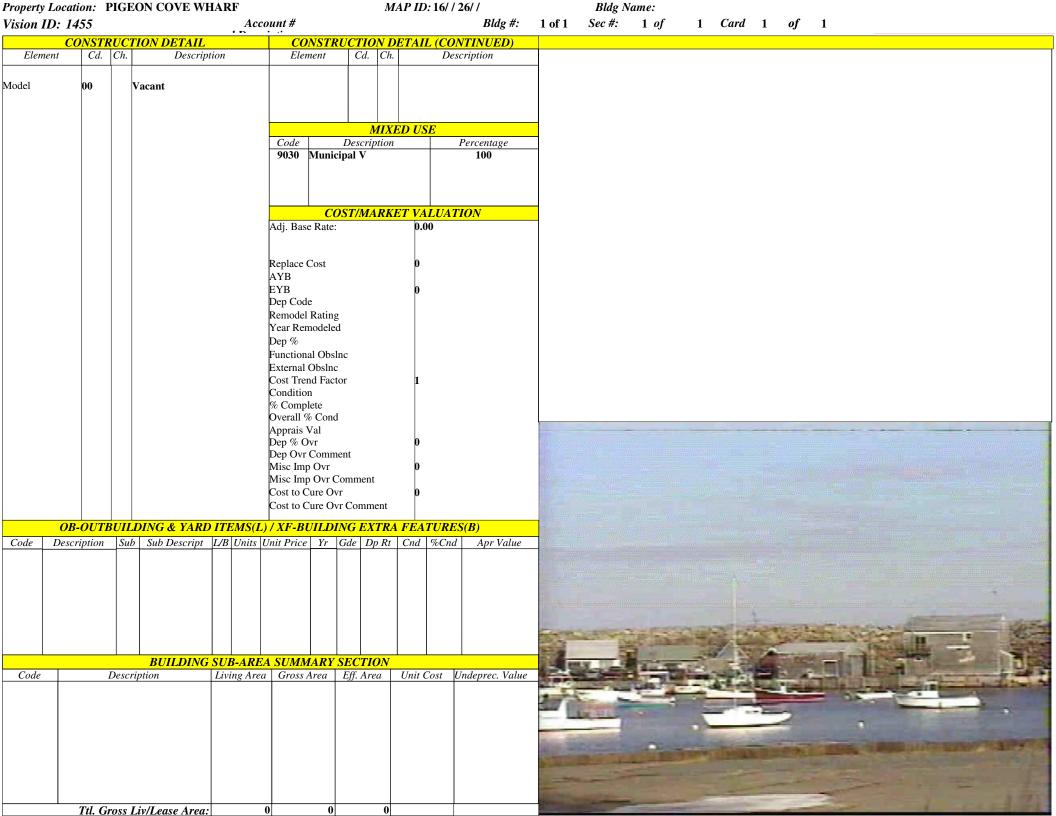
an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2021 at 3:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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Property	operty Location: 1 PIGEON COVE WHARF sion ID: 100316 Account #										P ID: 10	6/ 1/	26//				Ble	dg Na	ame:										
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Property Lo Vision ID:			GEON COVE W		ount#		M	AP ID:	16/ 2/ 26/ /	eldg #: 1 of 1	Bldg Name: Sec #: 1 o	f 1	Card	1	of	1			
rision ID.			TION DEPART	15	ount #	IOMP TO	TI 0 3 1 =	F/M + T-			500 11.	, 1	Curu		IJ,	1			
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	a: 3 PIGEON COV	VE WHARF #3	3		MAP ID: 16/	3/ 26/ /	1			g Nan									
Vision ID: 1026	03	Acco	ount #16326]	Bldg #:	l of 1	Sec #	:	1 of	1 Card	l 1 o	f 1					
	T OWNER	TOPO.	UTIL	TIES	STRT./ROA	D	LOCAT	ON		_		CURRENT	<u>ASSESSM</u>	ENT					
MORRIS ROBERT	III									Descri	_	1060	Appraised		Assessed \			126	
67 CURTIS ST			-H						RESII	JNIL		1000		5,400		5,400	RO	CKPORT	MA
ROCKPORT, MA	01966		C	IIDDI EM													No	cm oni	, 1,121
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		Sub-Div	10020																
		Photo															T 71		TAG
		Ward Prec.															V	SI(JIN I
		Historic Dis																	
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									2020	1000		3,400	2019 1000		3,40	2016	1000		3,400
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Year Type	Description	n	Amount	Code	Descriptio	n	Number	A	Mount	Co	omm. Int.								
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NBHD/ SUB 0001/A	NBH	D Name	Street In	idex Name	<i>T</i>	racing			Batc	h		Appraised (5,400
0001/A				OFFIC								Appraised l		(Bldg)					0
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B Use # Code De	Use escription Zon	e D Front Dep	oth Units		Unit I. Price Facto	$r \subseteq A$	Acre C. Disc Faci				Notes	- Adi	Spec U	cial Prio		Adj Fact A	dj. Unit l	Price La	nd Value
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Property Lo Vision ID:		GEON COVE V		3 ount #1632	6	M	<i>AP ID:</i> 16	3/ 3/ 26/ / Bldg #:	Bldg Name: 1 of 1 Sec #: 1 of 1 Card 1 of 1
riston 1D.		TION DETAIL	110	COMO	TDIC	TION D	ETAIL //	CONTINUED)	
Element		Descript	ion	Elemen	t (Cd. $Ch.$	EIAIL (C	Description	
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				Code	Des	MIXI scription	ED USE	Percentage	
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		BUILDING							
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Property Loca	tion: 4 PIGI		\mathbf{M}^{A}	AP ID: 16/	4/ 26	//			Blo	lg Na	me:														
Vision ID: 10	00336				Accour	•					Bldg#	: 10	of 1	Sec	#:	1 of	1 Car	d 1	1 of 1	L					
CURK	RENT OWNE	E R		TOP	<i>O</i> .	UTIL	ITIES	S	TRT./RO	AD	LO	<u>CATIO</u>	N		D.				SESSMENT	1 4	7 7 7 3				
PLACE SCOTT										DEC	Desc.	ription	Code 1060	Ap	ppraised Value 2,70		ssed Val	ие 2,700		126					
52 SOUTH ST			\mathbb{H}											KESI	DNII		1000		2,70	u e		2,700	ROC	KPORT,	MA
ROCKPORT, M	IA 01966						IIPPI FI	MEN	TAL DAT	'Δ														,	-,
Additional Own	ers:		Oth	er ID:			CI I EE	1	THE DITT	. .															
				-Div																					
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D.F.	CORD OF C	MARINGE		<i>ID:</i> F		1_3073112	ACE C		ASSOC PIL		CATI	nni/Ci	T TV C	,			Tot		2,70			2,700			
PLACE SCOTT	CORD OF C	JWNEKSE	IIP		1	BK-VOL/P. LEASE			DATE q /01/2015			PRICE	ı v.c		Code	Assess	ed Value	Yr.		sessed Va		Yr.	Code	Assessed	Value
MORRIS ROBE	ERT F JR					LLIGH			/01/2015	٠ ١					1060				1060	sessea va	2,700			IBBEBBEA	2,700
	EXEMPTIONS									OTIL	ED 4 GG	EGG14E	TA LONG		Total.	:	2,700		Total:		2,700		Total:		2,700
Year Type		XEMPTIO Description		1	Amount	Code	1	Descripti		ER ASS	<mark>ESSME</mark> mber	_	mount	(Comm. Int.	This sig	natu	re acknowle	dges a vi	sit by a	Date	a Collecto	or or Ass	essor	
1cui Type		Description				11mount	Couc		Descripii	on	140	moer	71	mouni		omm. m.									
																			APPRAI	SED VA	LUE S	SUM!	MARY		
				T.4.	1.												Appraised	Bldg	. Value (Car	d)					0
			Tota		SESSING I	NEIGHB	ORH	OOD										B) Value (B)						0	
NBHD/ SU	JB	NBHI	D Nan	ne			ndex Nam			Tracin	g			Bat	ch				L) Value (B)						2,700
0001/A																			Value (Bldg	_					0
						N	OTES										Special La								0
																	_		l Parcel Valu						2,700
																	Valuation			.6					2,700 C
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																	Adjustmen	ıt•							0
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																	Net Total A	Appr	aised Parcel	Value					2,700
					В	UILDING	PERMI'	T RE	CORD										VIS	IT/ CHA	NGE I	HIST			
Permit ID	Issue Date	Туре	Des	scriptio	n		Amount		Insp. Date	%	Comp.	Date C	omp.	Comn	ients		Dat		Туре	IS	ID	Cd.		rpose/Res	ult
																	07/16/20 10/01/20)19)14			WS CG	00 02	Measur+ Measure		eft
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						ı	ı			ND L	INE VA			ECTIO	ON _										
B Use # Code	Use Description	7000	. _	Event	Depth	Units		Unit Price	I. Facto	or S.A.	Acre Disc	C. Factor	ST.	Adj.		Notes	. 11;	-	Special P	ricing Spec Cal	S A		lj. Unit Pr	iaa I an	d Value
1 1060 Vacai		Zone		TTOIL	Беріп		SF		0.00 1.00		1.000		50	1.00		Ivoies	- Аиј		Spec Use	spec Can	_	.00		.00	0
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		T	otal (Card L	and Un	nits: (.00 AC	Pai	rcel Total I	and A	Area: 0 A	C			<u>'</u>			_				<u> Fotal</u>	Land Val	ue:	0
											,					,								•	

CONSTRUCTION BEATH				GEON COVE W		ount#		М	IAP ID: 1	16/ 4/ 26/ / Bldg #:	Bldg Name: 1 of 1 Sec #: 1 of 1 Card 1 of 1
State Col. Col. Description Col. Col. Description	r ision ID			TION DECISE	15	• ,•	IOTE TO CO	TION -	TOTAL TOTAL		Total Social Tog 1 Cara 1 Of 1
### Cost Description Perromage	Elemen				ion		STRUC' ent (<mark>IION D</mark> Cd. Ch.	<u>)ETAIL</u>	(CONTINUED) Description	
Code Description Percentage 100	Model	00		Vacant							
COSTALARRET VALUATION											
Adj. Base Rate: 0,000						1060 V	<u>Des</u> acant W/	scription Acc	!	Percentage 100	
Adj. Base Rate: 0,000							COST	MADE	ET VAL	UATION	
AVB EYB Dop Code Remodel Ruing Year Remodeled Pop % Pluncional Obside Lexemal Obside Lexemal Obside Lexemal Obside Lexemal Obside Condition No Complete Obside Obs						Adj. Base		WIZTINIA.			
Remodel Rating Year Remodeled Dep % Functional Obsine External Obsine External Obsine Octor Trend Factor 1 Condition % Complete Overall % Cond Dep Over Comment Misc Imp Over Comment Osci to Cure Over Comment Octor to Cure Over Comment Oc						AYB EYB			0		
Functional Obsine External Obsine Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Over Comment Cost to Cure Ovr Cost to Cure Ov						Remodel R Year Remo	Rating				
						Functional External O Cost Trend	bslnc l Factor		1		
Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) Code Description Sub Sub Descript I/B Units Unit Price Yr Gde Dp Rt Cnd Apr Value SHD2 WILIGHTS ET						% Comple Overall % Apprais Va	te Cond al		0		
OB-OUTBUILDING & YARD ITEMS(L.) / XF-BUILDING EXTRA FEATURES(B) Code Description Sub Sub Descript L/B Units Unit Price Yr Gde Dp Rt Cnd %Cnd Apr Value SHD2 W/LIGHTS ET L 256 21.00 2009 0 S0 2,700 No Photo On Record No Photo On Record						Dep Ovr C Misc Imp (Misc Imp (Cost to Cu	Comment Ovr Ovr Comn re Ovr		0		
Code Description Sub Sub Descript L/B Unit Price Yr Gde Dp Rt Cod %Cnd Apr Value SHD2 W/LIGHTS ET L 256 21.00 2009 D 50 2,700						Cost to Cu	re Ovr Co	mment			
SHD2 W/LIGHTS ET L 256 21.00 2009 0 S0 2,700 No Photo On Record BUILDING SUB-AREA SUMMARY SECTION											
BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area Gross Area Eff. Area Unit Cost Undeprec. Value				b Sub Descript	L/B Units U L 256 21			<i>Dp Rt</i> 0			
Code Description Living Area Gross Area Eff. Area Unit Cost Undeprec. Value											No Photo On Record
Til Gross Livil ease Area:	Code		Desc	ription	Living Area	Gross Ar	rea Eff.	Area	Unit Co	st Undeprec. Val.	4
Til Gross Livil ease Area: 0 0 0											
		Ttl 1	Gross	Liv/Lease Area	0		0	0			_

Property Location	: 6 PIGEON COV	VE WHA		MAP ID:	16/6/	/ 26/ /				Bld	g Nar	ne:											
Vision ID: 10033	37		Accou					I	3ldg #:	1 o	f 1	Sec #	‡:	1 of	1 Caro	d 1	of 1	L					
	T OWNER	7	TOPO.	UTILI	TIES	STRT./	ROAL)	LOC	CATIO!	N						ESSMENT						
WADDELL JAMES	Е									Descr	_	Code	Ap	praised Value		sed Valu			126				
13 PROSPECT ST												KESI	DNTL		1060		2,10	U	2	,100		120 PORT, MA	4
ROCKPORT, MA 0	1966				TDDI EL	I DATE A L. I) A T A														ROCKI	OK1, 1111	•
Additional Owners:	1700	Other	ID:	30	PPLEN	IENTAL L	JAIA													F			
		Sub-D																					
		Photo																			TITC		
		Ward																			VIS		N
		Prec. Histor	ic Dis					A													. —.		,
				61_3073112		ASSOC	PID#								Tota	al	2,10	0	2	,100			
RECO	RD OF OWNERS	HIP		BK-VOL/PA	$GE \mid S_{\lambda}$	ALE DATI	E q/u	v/i	SALE .	PRICE	V.C.				PREV	VIOU	S ASSESSA	IENTS (HISTO	RY)			
WADDELL JAMES	E												Code	Assesse	ed Value			sessed Va				sessed Valı	
												2020	1060		2,100	2019	1060		2,100 2	018 1	060	:	2,100
													T . 1		2 100		T . 1		2 100	<u></u>			2 100
	EXEMPTI	ONS					0	THE	R ASSE	SSME	NTS	<u> </u>	Total:		2,100 This sig		Total: re acknowle	does a vi	2,100 sit by a		otal: Collector		2,100 or
Year Type	Descriptio			Amount	Code	Desc	ription		Nun			mount	C	omm. Int.	Thus sign	nun	e acknowie	iges u vi	su by u	Duiu	Conecion	07 71336336	"
	•						•																
																	APPRAI	SED VA	LUE S	<mark>UMM</mark>	ARY		
		,	Total:		4										Appraised	Bldg.	. Value (Car	d)					0
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NBHD/ SUB	NBH	ID Name		Street In	dex Name		Tre	acing				Bate	ch				L) Value (B)	-				:	2,100
0001/A																	Value (Bldg	-					0
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														j	Net Total A	Appra	aised Parcel	Value				2	2,100
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Permit ID Issu	ue Date Type	Descri			mount	Insp. D		% Co	тр.	Date Co	отр.	Comm	ents		Date	e	Type	IS	ID	Cd.		ose/Result	
															07/16/20	19			WS		Measur+Li	sted	
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B Use	Use	T				Unit	I.		Acre	C.	ST.	<u> </u>	11				Special P	ricino	S Ad	j T			
		ie D Fi	ront Depth	Units		Price	Factor			Factor		Adj.		Notes-	- Adj			Spec Calo	`	-	i. Unit Price	Land Va	lue
1 1060 Vacant W	/Acc			0	SF	0.00	1.0000	3	1.0000	1.00	50	1.00							.0	00	0.00)	0
																						<u> </u>	
-	r	Total Car	rd Land U	nits: 0.	00 AC	Parcel To	tal La	nd Ar	ea: 0 AC										T	otal I	and Value	:	0

Property Lo Vision ID:			GEON COVE W		ount#		М	IAP ID:	16/6/26//	g#: 1 of 1	Bldg Name: Sec #: 1		Card	1 4	f	1				
vision ID.				I D	unt#						Sec π. 1	uj i	Cara	1 0	y	1	_			
Element		Ch.	TION DETAIL Descript	ion	Eleme	STRUC' ent (<mark>TION D</mark> Cd. Ch.	<u> ETAIL</u>	(CONTINU Description	D)										
Model	00		Vacant																	
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					1060 V	Des V acant W /	scription Acc		Percent 100	e										
						COCT	AAADI	DO TA	LIATION											
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					Dep % Functional External O	bslnc														
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					Apprais Va Dep % Ov Dep Ovr C Misc Imp (Misc Imp (r Comment Ovr	nent	0												
					Cost to Cu Cost to Cu		mment	0												
	0.00		DING OF THE						TIPE CALL											
			DING & YARD b Sub Descript							-1										
	Description LIGHTS I		Sub Descript	L 200 21		77 Gae 2009	0 N		%Cnd Apri 50 2,100	aiue										
													No P	hoto (On F	Rec	ord			
			BUILDING																	
Code		Desc		Living Area				Unit C	ost Undepre	Value										
	Ttl. (ross	Liv/Lease Area:	0)	0	0													

Property Location: 15	5 PIGEON CO	VE WHARF			MAP ID: 16/ 1	15/ 26/	/ /			•	g Nan										
Vision ID: 100338		Acco	unt #]	Bldg #:	1 of	1	Sec #	:	1 of	1 Card	1	of 1	-					
CURRENT O		TOPO.	UTILI	TIES	STRT./ROA	D	LOC	<u>ATION</u>			D		CURRENT	ASSESS	MENT	1 4	177-1				
KETCHOPULOS JOHN	N A									RESII	Descri	рпоп	Code 1060	Apprais	2,000		ssed Val	2,000		126	
7 POOLES LN										LSII	,,,,,,		1000		2,000		-	,000	ROCK	PORT, I	MA
ROCKPORT, MA 0196	6		SU	JPPLEM.	ENTAL DATA															,	
Additional Owners:		Other ID:																			
		Sub-Div																			
		Photo Ward																	VIS		NI
		Prec.				A													AT		11
		Historic Dis	2/1 20=2112		A GGOG PYD	,,									• • • •						
DECODD	OF OWNERSH	GIS ID: F_892	361_3073112 BK-VOL/PA	CE SA	ASSOC PID#		CALED	DICE	V.C				Tota	l IOUS AS	2,000			2,000			
KETCHOPULOS JOHN		Ш	DK-VOL/FA	JOE SA	LE DATE q/t	l V/l	SALE F	KICE	v.c.	Yr.	Code	Assess		Yr. Cod		sessed Va		Yr. C	ode A	ssessed V	alue
										2020				2019 1060			2,000				2,000
	EXEMPTIO	MC				TUE	R ASSES	COMEN	TC] 2	Total:		2,000 This sign	Tota		daas a vi	2,000		otal:	1	2,000
Year Type	Description		Amount	Code	Description		Numl			nount	Co	omm. Int.	This sign	iaiure ac	кношес	iges a vi	su vy a	Daia	Conecioi	Or Asse	SSOF
	····				,																
														A	PPRAI,	SED VA	LUE S	<u>UMM</u>	ARY		
		Total:		-									Appraised I	Bldg. Val	ue (Caro	d)					0
			SSESSING N	EIGHBO	RHOOD		1						Appraised 2	XF (B) V	alue (Bl	dg)					0
NBHD/ SUB	NBHI	D Name	Street In	dex Name	T	racing				Batc	h		Appraised (OB (L) V	alue (Bl	dg)					2,000
0001/A													Appraised I	Land Valu	ie (Bldg	g)					0
			N(OTES									Special Lan	d Value							0
													Total Appra	aised Pard	el Valu	e					2,000
													Valuation N								C
													Adjustment	:							0
													Net Total A	nnraised	Parcel	Value		+-			2,000
					nnconn								Tiet Total 7	рргизес							2,000
Permit ID Issue D	ate Type	Description	BUILDING I	PERMIT mount	RECORD Insp. Date	% Co	omn F	Date Com	412	Comme	mto		Date		VISI Type	<mark>IT/ CHA</mark> IS	NGE E	HSTO Cd.		pose/Resu	1+
1 etimii 1D — Issue Di	uie Type	Description	A	тоин	msp. Date	10 Ct	omp. L	oute Com	ιρ.	Comme	nis		07/16/201	9	ype	15	WS	00	Measur+I	isted	
													10/01/201 04/12/200				CG AF		Measure, Measur+I		t
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					IAN	TO I IA	VE VALU	TATION	V SE	CTIO	N										
B Use Use	e	T T		L	Init I.		Acre		ST.	<u> </u>	. 1			S	pecial Pr	ricing	S Ac				
# Code Descrip	Lone	D Front Dep			Price Factor					Adj.		Notes	- Adj	Spec		Spec Cal		riaj.	. Unit Pric		Value
1 1060 Vacant W/Acc	c		0	SF	0.00 1.000	0 3	1.0000	1.00	50	1.00							'	.00	0.0	00	0
	Т	otal Card Land	[Inite: A	00 AC	Parcel Total La	and A =	99:0 A.C					<u> </u>					n	Cotol I	and Valu	۵۰	0
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			GEON COVE V		<i>4</i> #		М	AP ID.	2: 16/ 15/		Bldg Name:
Vision ID				Acco	ount #					_	1 of 1 Sec #: 1 of 1 Card 1 of 1
Elemen	$\frac{CONST}{t}$	Ch.	TION DETAIL Descript	ion	CON Elem	NSTRUC'I ent	<mark>TION D</mark> Cd. Ch.	<u>ETAII</u>	<mark>L (CONT</mark> Descri	<mark>INUED)</mark> ption	
Model	00		Vacant								
							MIX	ED US	SE .		
					1060 V	Des V acant W /	scription Acc		Pe	rcentage 100	
						COCT	AAADIZ	DO TA	LUATIO	137	
					Adj. Base		<u>MAKK.</u>	0.0	<mark>LUATIO</mark> 00	// V	
					Replace C AYB EYB	ost		0			
					Dep Code Remodel F Year Rem	Rating					
					Dep % Functional External C Cost Trend	Obslnc		1			
					Condition % Comple Overall % Apprais V	ete Cond					
					Dep % Ov Dep Ovr C Misc Imp Misc Imp	r Comment Ovr Ovr Comn	nent	0			
					Cost to Cu Cost to Cu		mment	0			
	OR OUT	RITT	DING & YARD	ITEMS(I)				\ FEAT	TIIDEC/I	R)	
	Description		Sub Descript							Apr Value	
	LIGHTS E			L 192 2		2009	0			000	
											No Photo On Record
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Code		Descr	ription	Living Area	Gross A	rea Eff.	Area	Unit C	Cost Una	leprec. Value	<u>, </u>
	Til G	ross	Liv/Lease Area:		0	0	0				

Property Location:		VE WHARF			MAP ID: 16/ 1	17/ 26/	' /				g Nar										
Vision ID: 100339		Acco	unt #]	Bldg #:	1 of 1	1	Sec #	‡:	1 of	1 Card	1 1	of 1	L					
CURRENT		TOPO.	UTILI	TIES	STRT./ROA	D	LOCA	ATION					CURRENT	ASSI	ESSMENT	T .					
VANDERPOOL JAMI	ES									RESII	Descr	_	1060	App	raised Value 2,50		ssed Vali	ue 2,500		126	
29 SQUAM HILL RD							-			KESII	DNIL		1000		2,50	"		,,500	ROC	KPORT,	MA
ROCKPORT, MA 019	066		SI SI	IPPI FM	ENTAL DATA														11001	0111,	.,,,,,
Additional Owners:		Other ID:		OI I LEWI	ENTAL DATA													\vdash			
		Sub-Div																			
		Photo																	T7T (STA	TA
		Ward Prec.				A													VI	51C	JIN
		Historic Dis																			
		GIS ID: F_892			ASSOC PID#								Tota		2,50			2,500			
	O OF OWNERSE	HIP	BK-VOL/PA	GE SA	LE DATE q/t	u v/i	SALE P	RICE	<u>V.C.</u>		9.1				S ASSESSM						
VANDERPOOL JAMI	ES									<i>Yr</i> . 2020	Code	Assess	ed Value 2,500	<i>Yr</i> .		sessed Va	2,500 2	Yr. C		Assessed	2,500
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											Total:		2,500		Total:		2,500	T	otal:		2,500
	EXEMPTIC	ONS					R ASSES	SMEN'	TS				This sign	natur	e acknowled	dges a vi	sit by a	Data	Collecto	r or Ass	essor
Year Type	Description	n	Amount	Code	Description	n	Numl	per	An	nount	C	omm. Int.									
															APPRAI	CED IA	THE	TIMA	ADV		
																	LUE S	UMIM	AKI		
		Total:											1		Value (Caro						0
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NBHD/ SUB	NBHI	D Name	Street In	dex Name	T	racing		-		Bate	ch				L) Value (Bl	-					2,500
0001/A								<u> </u>							Value (Bldg	g)					0
			N(OTES									Special Lar	nd Va	lue						0
													Total Appr	aised	Parcel Valu	ie					2,500
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													Net Total A	Appra	ised Parcel	Value					2,500
Ţ,	,	_	BUILDING	PERMIT .	RECORD											IT/ CHA					
Permit ID Issue	Date Type	Description	A	mount	Insp. Date	% Ca	omp. L	ate Com	ıp.	Comme	ents		Date 07/16/20		Туре	IS	ID WS	<i>Cd.</i> 00	Pui Measur+	pose/Res	ult
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						D LIN	VE VALU			CTIO	N										
	Ise ription Zone				Init I. Price Factor	ra	Acre		ST. Idx	4 7:		37.	4 1:		Special Pr		S Aa Fac			١,	117.1
1 1060 Vacant W/A	Lone	e D Front Dep		SF	0.00 1.000		Disc 1.0000	1.00		<i>Adj.</i> 1.00		Notes	- Aaj	- 12	Spec Use	Spec Cale		.00	j. Unit Pri 0.	00 Land	d Value 0
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																				1	
		otal Card Land	Units: 0.	00 AC	Parcel Total La	and Ar	ea: 0 AC				<u> </u>]	Total I	Land Valu	ie:	0
					. ,															_	

			IGEON COVE				M	IAP ID:	: 16/ 17/ 26		Bldg Name:
Vision ID:				Acco	ount#					_	1 of 1 Sec #: 1 of 1 Card 1 of 1
Elomont	CONST	RUC	TION DETAIL Descript	iou		<u>VSTRUC</u>	<mark>TION L</mark> Cd. Ch	<u>ETAIL</u>	L (CONTIN	(UED)	
Element	Ca.	Ch.	Descripi	ion	Elem	ent	ca. cn	•	Descript	on	
Model	00		Vacant								
Model	00		vacant								
							MIX	ED US	E		
					Code	De	scription		Perc	entage	
					1060 V	Vacant W	/Acc		1	00	
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					Overall %	Cond					
					Apprais V	al				Γ	
					Dep % Ov Dep Ovr (r Comment		0			
					Misc Imp			0			
					Misc Imp	Ovr Com	nent				
					Cost to Cu			0			
					Cost to Cu	ire Ovr Co	omment				
			DING & YARD								
	Description		b Sub Descript	<i>L/B Units U</i> L 480 2 1		<i>Yr</i> <i>Gde</i> 2009	Dp Rt		%Cnd A	pr Value	_
				2 100 21	1.00	-307					
											No Photo On Record
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Coll		D	BUILDING					IL '. C	74 177	V. 1	
Code		Desc	ription	Living Area	Gross A	rea Eff	. Area	Unit C	osi Undej	rec. Value	
					<u>_</u> _						
,	Ttl. (Gross	Liv/Lease Area:	0	D	0	0				

		ion: 19 PIG	EON COV	E WHAR	F			MAP ID: 16/	19/ 26	//			Bldg											
Vision II	D: 100	0356			Account	#				Bldg #:	1 of	f 1	Sec #	: .	1 of	1 Card	l 1	of 1						
		ENT OWNE	ER	TOF	<i>PO</i> .	UTILIT	TES	STRT./ROA	D	LOC	CATION	V						ESSMENT	Ι.					
POLISSO	N JASC)N												Descri	iption	Code 1060	App	oraised Value		sed Valı			126	
PO BOX 7	086 LA	NESVILLE	STATION							-			RESID	NIL		1000		3,80	'	3	,800	ROC	KPORT,	MA
GLOUCES	STER.	MA 01930				CI	DDI EM	ENTAL DATA	4													NOC	m oni,	.,,,,,,
Additional				Other ID:		30.	I I LEWI.	ENTAL DATA	1															
				Sub-Div																				
				Photo																		T7T	CTO	TAT
				Ward Prec.					A													V I	SIO	
				Historic D	is																			
				GIS ID: F				ASSOC PIL				_				Tota		3,80			,800			
DOL IGGO		CORD OF O	WNERSH	IP	BK	K-VOL/PA	GE SA	LE DATE q		SALE I	PRICE	V.C.	17	G 1				S ASSESSM				7 1	A 15	7 1
POLISSO HALMEN						LEASED		08/01/2014 U) V				Yr. 0		Assesse	ed Value 3,800			sessed Va	3,800 2	<i>Yr</i> . (Assessed V	3,800
																2,000	2017	1000		2,000	010 1			2,000
													1	otal:		3,800		Total:		3,800		otal:		3,800
			XEMPTIO.	NS						R ASSE						This sign	natur	e acknowle	lges a vi	sit by a	Data	Collecte	or or Asse	essor
Year	Туре		Description		An	mount	Code	Description	on	Num	ber	Ar	nount	Co	omm. Int.									
																		APPRAI	SED VA	I IIF S	IIMM	IARV		
															ŀ		DII			LUL		211(1		0
				Tota		Tagenia N	TI CILD	DILOOD										Value (Caro						U
MDI	ID / CI II	n	MDIID	. 37	ASSE	ESSING NE			r ·				D ()	,				B) Value (Bl	•					2.000
	ID/ SUE 001/A	3	NBHD	Name		Street Ind	ex Name	-	racing				Batch	1				L) Value (Bl	-					3,800
	,01,11					NO.	TES											Value (Bldg	(,)					0
						NO	IES									Special Lar	nd Va	lue						0
																Total Appra	aised	Parcel Valu	e					3,800
																Valuation N	Metho	od:						C
																Adjustment	t:							0
															Ī	Net Total A	nnrs	ised Parcel	Value					3,800
																1000111	-ppr							2,000
Dis I	D	Innua Data	T	Demonitoralia		ILDING P.			1 01 C		D. d. C.		C	4		Det	_		T/ CHA				/D	.14
Permit I. 8630		1ssue Date 08/18/2014	<i>Type</i> CM	Descriptio Commerc		An	nount 2,00 0	Insp. Date 0 03/19/2015	% C	00 DO	Date Co		Comme RE-SIL		SH SHAC	Date K 07/16/201		Туре	IS	ID WS	<i>Cd.</i> 00	Measur+	rpose/Resu Listed	ut
			_				,						-			03/19/201	15			JG	11	Building	Permit In	spection
																10/01/201 04/12/200				CG AF		Measure Measur+	, Card Lef Listed	ıt
									<u> </u>	7 T T / A T	TI A MITO	N. C.	CONTO	N 7										
B Use	Ι	Use					1	Init I.	VD LII	VE VAL Acre		ST.	<u>actioi</u>	V				Special Pi	ricina	S Ad	i l		<u> </u>	
# Code		Description	Zone	D Front	Depth	Units		Price Facto	S.A.			Idx	Adj.		Notes-	- Adj	Η.		Spec Cale		′ I	. Unit Pr	ice Land	Value
1 1060	Vacant	t W/Acc				0 3	SF	0.00 1.000	00 3	1.0000	1.00	50	1.00								00	0	.00	0
			To	otal Card L	and Units	s: 0.0	0 AC	Parcel Total L	and Ar	ea: 0 AC										T	otal I	and Val	ue:	0

			GEON COVE V		4 #		M	IAP ID	0: 16/ 19/		Bldg Name:
Vision ID				Acco	ount #					_	1 of 1 Sec #: 1 of 1 Card 1 of 1
Element		Ch.	TION DETAIL Descript	ion	CON Eleme	STRUC'	<mark>TION L</mark> Cd. Ch.	<u>DETAII</u>	L (CON)	TINUED) iption	
Etement	· Cu	Cn.	Descripi		Bieme	eni (cu. Cn.		Descr	ipiion	\dashv
Model	00		Vacant								
							MIV	ED US	277		
					Code	De:	scription			ercentage	
					1060 V	acant W/	'Acc			100	
							MARK		LUATIO	ON	
					Adj. Base	Rate:	<u> </u>	0.0	00		
					Replace Co AYB	ost		0			
					EYB			0			
					Dep Code						
					Remodel F Year Remo						
					Dep %						
					Functional External O						
					Cost Trend	d Factor		1			
					Condition % Comple	ate.					
					Overall %	Cond					
					Apprais Va Dep % Ov	al		0			
					Dep Ovr C	Comment		ľ			
					Misc Imp	Ovr Ovr Comr	nent	0			
					Cost to Cu	ıre Ovr		0			
					Cost to Cu	ire Ovr Co	mment				
			DING & YARD								
	Description		b Sub Descript	<i>L/B Units U L</i> 240 2 1		<i>Yr Gde</i> 2009	Dp Rt			Apr Value ,800	
SIID2 W/	LIGHTS	L I			1.00	2009	ľ		75 3	,000	
											No Photo On Record
			BUILDING	SUB-AREA	A SUMMA	ARY SEC	CTION				
Code		Desc		Living Area				Unit C	Cost Un	deprec. Value	ıe
	Ttl. (Gross	Liv/Lease Area:	(0	0	0				\dashv

Property Locat		GEON COV	E WHAR	RF			MAP ID: 16 /	20/ 26	6//			•	g Nan									
Vision ID: 10	0357			Accoun	ıt # •				Bldg #:	1 of	f 1	Sec #	:	1 of	1 Card	1 of	1					
	RENT OWNI	ER	TOI	PO.	UTILIT	TIES	STRT./RO	AD	LOC	CATION	V		D		CURRENT A			4	. 1 17 . 1			
HILLIER FRED												RESII	Descri	риоп	Code 1060	Appraised	900	Assess	ed Value	00	126	
2 CASTLE LN												- CLSII	,,,,,,		1000		700		,		ROCKPORT, MA	i
ROCKPORT, M					SU	PPLEM	ENTAL DAT	'A													,	
Additional Owne	ers:		Other ID:																			
			Sub-Div																			
			Photo Ward																	1	ISIO	T
			Prec.					A												\	19101	7
			Historic D				, ago a n v	D #									000			00		
DE.	CORD OF (OWNEDCH			1_3073112 BK-VOL/PA	CE C	ASSOC PIL		CALE	DDICE	V.C				Total	OUS ASSE	900	ENITE (1		00 V		
HILLIER FRED) WWEKSII	IF		DK-VUL/FA	GE SA	ALE DATE q	/u v/i	SALE	<u> r kice</u>	v.c.	Yr.	Code	Assesse		Yr. Code		ssed Vali		. Code	Assessed Valu	e
												2020				019 1060				8 1060		900
	E	XEMPTIO	MC					OTHE	R ASSE	CCME	VTC] 7	Total:		900	Total:	owlada	os a vis	900 it by a I	Total	: llector or Assesso	900
Year Type		Description			Amount	Code	Descripti		Nun			nount	Co	omm. Int.	1 mis signo	шиге иски	wieug	es a vis	u vy a L	aia Co	uector or Assesso	r
		,					•															
																APF	PRAISE	ED VAI	LUE SU	MMAR	Y	
			Tota	11.											Appraised B	ldg. Value	(Card)					0
			1014		SESSING NI	EIGHB(ORHOOD								Appraised X	F (B) Valu	e (Bldg	g)				0
NBHD/ SU.	'B	NBHL	Name		Street Ind	lex Name		Tracing	7			Batc	h		Appraised O	B (L) Valu	e (Bldg	g)				900
0001/A															Appraised La	and Value ((Bldg)					0
					NO	TES									Special Land	l Value						0
															Total Apprai	ised Parcel	Value					900
															Valuation M		· uruc					C
															Adjustment:							0
															Net Total Ap		amool V	/oluo				900
															Net Total Ap							900
D to ID	I D		ln i i		UILDING P		1	01.6	, 1	D . C		G			ъ.	_			NGE HI			
Permit ID	Issue Date	Туре	Descriptio	on	Ai	nount	Insp. Date	% C	Comp.	Date Co	тр.	Comme	ents		Date 07/16/2019	<i>Type</i>	2	IS		Cd. 00 Me a	Purpose/Result	
															10/01/2014	4			CG)2 Mea	sure, Card Left	
															04/12/2006				AF	00 Mea	sur+Listed	
							T 4	ND LL	N/F7 N/A F	TIAMEO	NA CI	COULO	3.7									
B Use	Use					1	Unit I.	ND LL	NE VAL Acre		ST.	<u>C110.</u>	/ V			Space	ial Pric	ina	S Adj			
# Code	Description	Zone	D Front	Depth	Units		Price Fact	or S.A.			Idx	Adj.		Notes	- Adj	Spec Use	_	ec Calc	- - "	Adj. Ui	it Price Land Val	lue
1 1060 Vacan	nt W/Acc				0	SF	0.00 1.00	00 3	1.0000	1.00	50	1.00							.00		0.00	0
						101 4 2			la	<u> </u>										<u> </u>		
		To	otal Card L	and Uni	its: 0.0	00 AC	Parcel Total	Land A	rea: 0 AC	:									To	tal Land	l Value:	0

			GEON COVE		#		M	IAP ID	0: 16/ 20/		Bldg Name:
Vision ID:				Acco	ount #					_	1 of 1 Sec #: 1 of 1 Card 1 of 1
E1			TION DETAIL	iau		NSTRUC	TION L	ETAIL	L (CONT	INUED)	
Element	Ca.	Ch.	Descript	ion	Elem	ent	Cd. Ch.	•	Descri	ption	
Model	00		Vacant								
WIOGCI	00		v acant								
							MIX	ED US			
					Code	De.	scription	l .	Pe	rcentage	
					1060	Vacant W	Acc			100	
						COST	MARK	ET VA	LUATIO)N	
					Adj. Base	Rate:		0.0	00		
					Replace C	ost		0			
					AYB						
					EYB Dep Code			O			
					Remodel I						
					Year Rem	odeled					
					Dep % Functiona	l Obslac					
					External C	Obslnc					
					Cost Tren			1			
					Condition % Comple	ete.					
					Overall %	Cond					
					Apprais V	al					
					Dep % Ov Dep Ovr (r Comment		U			
					Misc Imp	Ovr		0			
					Misc Imp Cost to Cu		nent				
					Cost to Ci		mment	U			
	OB-OUT	BUII	DING & YARD	ITEMS(L)				A FEAT	TURES()	B)	
	Description		b Sub Descript	L/B Units U	Init Price				%Cnd	Apr Value	
	LIGHTS		Î	L 180 2		2009	0		25 90		
											No Dhote On Booked
											No Photo On Record
			BUILDING								
Code		Desc	ription	Living Area	Gross A	rea Eff.	Area	Unit C	Cost Und	leprec. Value	$\frac{e}{ \cdot }$
		~	T. (T.								
	Ttl. (ross	Liv/Lease Area:	(0	0	0				

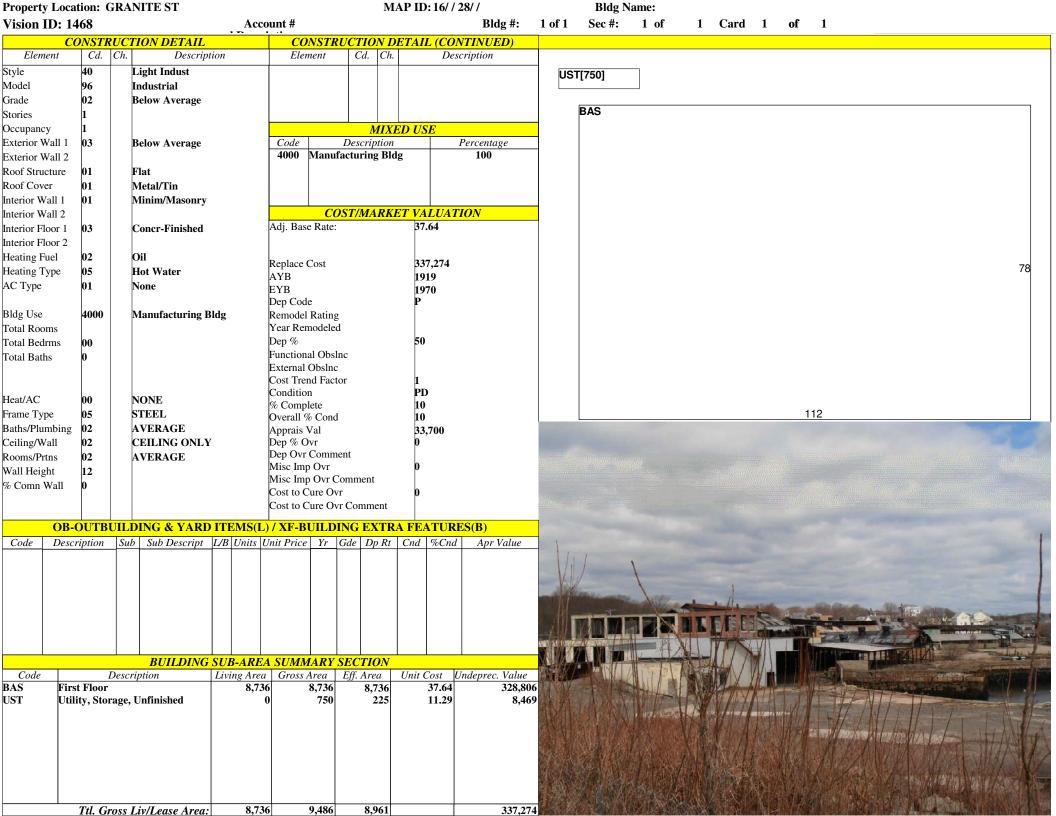
Property Location: 21	1 PIGEON CO	VE WHARF			MAP ID: 16/ 2	21/ 26/	//			-	g Nan								
Vision ID: 100358		Acco	unt #			J	Bldg #:	1 of	1	Sec #	:	1 of	1 Card	1 of	1				
CURRENT O	WNER	TOPO.	UTILI	TIES	STRT./ROA	D	LOC	<u>ATION</u>			D.		CURRENT A			117.1			
POLISSON MICHAEL										RESID	Descri	ption	1060	Appraised V	900 A	ssessed Val	900		126
18G MILLBROOK										KESIL	MIL		1000		900		900		PORT, MA
ROCKPORT, MA 0196	6		SI SI	IPPI EM	 ENTAL DATA													110 011	2 0 111 , 1/11 1
Additional Owners:		Other ID:		I I LEWI	LIVIAL DATA												 		
		Sub-Div																	
		Photo																T7T	TANT
		Ward Prec.				A												VI.	SION
		Historic Dis																	
		GIS ID: F_892	361_3073112		ASSOC PID#								Total		900		900		
	OF OWNERSH	HIP	BK-VOL/PA	GE SA	LE DATE q/u	ı v/i	SALE F	PRICE	<i>V.C.</i>					OUS ASSES					
POLISSON MICHAEL										<i>Yr.</i> 2020		Assess		Yr. Code 019 1060	Assessea		<i>Yr.</i> 2018 1		ssessed Value 900
										2020	1000		900 21	019 1000		900	.010 1	.000	900
										7	Total:		900	Total:		900	<u> </u>	Total:	900
	EXEMPTIO	ONS	'		0	THE	R ASSES	SMEN	TS						wledges d				or Assessor
Year Type	Description	ı	Amount	Code	Description	n	Numl	ber	An	nount	Co	omm. Int.							
														4 DD	DAIGED	TATELLE C	777777	T A DAY	
																VALUE S	UMIM	AKY	
		Total:											Appraised B						0
			SSESSING N										Appraised X	F (B) Value	(Bldg)				0
NBHD/ SUB	NBHI	D Name	Street In	dex Name	T	racing				Batci	h		Appraised O	B (L) Value	(Bldg)				900
0001/A													Appraised L		Bldg)				0
			N(OTES									Special Land	d Value					0
													Total Apprai	ised Parcel V	/alue				900
													Valuation M						C
													Adjustment:						0
													_		1 7 7 1		+		000
													Net Total A _l	ppraised Pai	rcel Valu	ie			900
	ļ.		BUILDING	PERMIT I	RECORD											HANGE I			
Permit ID Issue D	ate Type	Description	A	mount	Insp. Date	% Ca	omp. L	Date Com	ıp.	Comme	nts		Date 07/16/2019	Type	IS	ID WS	<i>Cd.</i> 00	Purp Measur+L	oose/Result
													10/01/2014	4		CG		Measure,	
													04/12/2006	6		AF	00	Measur+L	isted
																		İ	
																		İ	
						<mark>D LIN</mark>	VE VALU			CTIO	N								_
B Use Use # Code Descrip			.1		Init I. Frice Factor		Acre		ST. Idx	4 7.		N 7 .	A 7:	-	al Pricing	S Ad Calc Fac		· 17 · D ·	
1 1060 Vacant W/Ac	Lone	e D Front Dep		SF	0.00 1.000		Disc 1.0000	1.00		<i>Adj.</i> 1.00		Notes	- Aaj	Spec Use	Spec	cuic	.00	j. Unit Pric 0. 0	
				~-															
																			. [
		otal Card Land	Units: 0.	00 AC	Parcel Total La	and Ar	ea: 0 AC									7	 Fotal I	Land Value	e: 0
					. ,		1												1

			GEON COVE V				M	IAP ID	D: 16/ 21/		Bldg Name:
Vision ID				Acc	ount #					_	1 of 1 Sec #: 1 of 1 Card 1 of 1
Element	$\frac{CONST}{t}$	Ch.	TION DETAIL Descript	ion	COI Elem	NSTRUC nent	<mark>TION L</mark> Cd. Ch.	<u>DETAII</u>	L (CON) Desci	TINUED) ription	
Model	00		Vacant							7	
							MIX	ED US	SE		
					Code 1060	<i>De</i> Vacant W	scription			ercentage 100	
						COST	MADE	ET VA	ALUATIO	ON	
					Adj. Base		<u>WARK</u>	0.0)IV	
					Replace C AYB EYB	Cost		0			
					Dep Code Remodel : Year Rem	Rating					
					Dep % Functiona External (Cost Tren	Obslnc		1			
					Condition % Comple Overall %	ete Cond		ľ			
					Apprais V Dep % Ov Dep Ovr O Misc Imp Misc Imp	vr Comment	nent	0			
					Cost to Co	ure Ovr ure Ovr Co	mment	0			
	OR-OUT	RIII	DING & YARD	ITEMS/I				A FEA	TUPESA	(R)	
	Description		Sub Descript							Apr Value	
SHD2 W/	LIGHTS E			L 180		2009	0			00	
											No Photo On Record
			BUILDING	SUB-ARE	A SUMM	ARY SEC	CTION				
Code		Descr		Living Area				Unit (Cost Un	deprec. Value	
	Ttl. G	ross	Liv/Lease Area:		0	0	0				

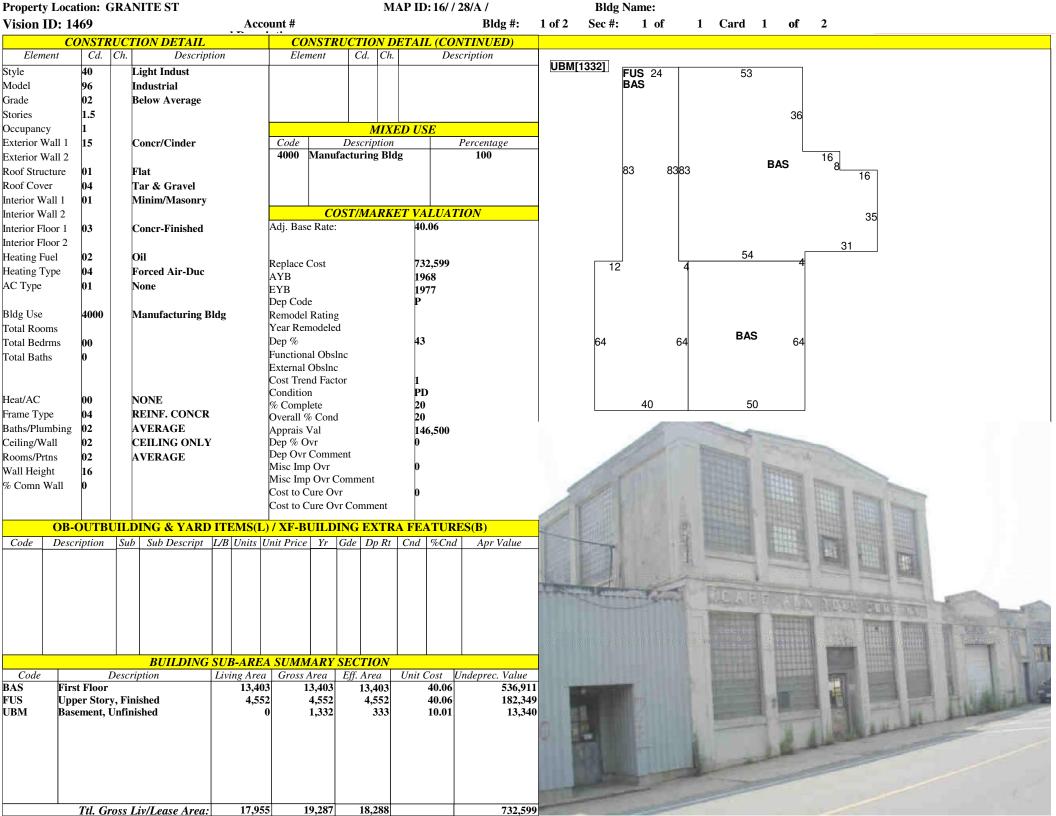
Property	Loca	tion: 24 P	IGEON CO	VE WHARF			MAP ID: 1	6/ 24/ 26/	//			dg Na	me:									
Vision I	D: 10	00359		Acco	ount #]	Bldg #:	1 of 1	Sec	#:	1 of	1 Car	d .	1 of	1					
		RENT OWI		TOPO.	UTILI		STRT./R		LOCA'					CURRENT								
PIGEON	COVE	E FISHERM	ENS COOP	4 Rolling	1 All Publ	ic 1	1 Paved	4	Bus. Distr	ict	901		ription	Code	Ap	praised		Assessed			126	
67 CURT	IS ST										CON	1MER 1MER	C. C.	3250 3250			99,000 26,900		99,00 26,90		126 OCKPORT,	MA
ROCKPO	RT 1	// A 01966				IDDI EM	TAIT AT D	1.70.4						6200			20,500		-0,50	, A	ocki oki,	WIA
Additiona				Other ID:	30	PPLEM	ENTAL DA	IIA														
				Sub-Div																		
				Photo																T 7	TOTO	N T
				Ward																$\mid \mathbf{V} \mid$	ISIC)N
				Prec. Historic Dis				A												•	_~	_ `
				GIS ID: F_892	2361 3073112		ASSOC I	PID#						Tot	al	1	25,900		125,90	0		
	RE	ECORD OF	OWNERSE		BK-VOL/PA	GE SA	LE DATE		SALE PR	ICE V.C	C.			PRE	VIOL			ENTS (HIS	TORY	7)		
PIGEON	COVE	E FISHERM	ENS COOP		LEASED		07/01/2013				Yr.			ed Value		Code	Asse.	ssed Value		Code	Assessed	
PIGEON	COAF	E BOAT OW	NERS ASSO	OC INC							2020	3250 3250		94,000 26,900				89,10	00 2018	3250 3250		89,100 26,900
											2020	3230		20,900	2019	3230		20,9	JU 2016	3230		20,900
														1.0000								111000
			EXEMPTI(ONC				OTHE	R ASSESS	MENTS		Total:	'	120,900		Total:	owlada	116,0		Total:	ector or Ass	116,000
Year	Type	e Descriptio		7145	Amount	Code I	Description	OTHE	Numbe		Amount	10	Comm. Int.	1 mis sig	пин	те иски	onieug	jes u visu v	y u Du	ia Con	CIOI OI ASS	essor
	71	1																				
																AP	PRAIS	ED VALU	E SUN	<i>MAR</i>	•	
				Total:										Appraised	Bldg	g. Value	(Card))				99,000
					SSESSING N	EIGHBO	RHOOD							Appraised	_							0
NBF	HD/ SU	UB	NBH	D Name		dex Name		Tracing			Ваг	tch		Appraised				-				26,900
0	001/A													Appraised				6)				0
					No	OTES								Special La			(=6)					0
														1								
														Total App			Value					125,900
														Valuation	Meth	nod:						С
														Adjustmen	ıt:							0
														Net Total	Appr	raised P	arcel V	Value				125,900
					BUILDING I	DEDMIT	DECODD										VICIT	T/ CHANG	E HIC	TODV		
Permit I	ID	Issue Date	Туре	Description		mount	Insp. Da	te % Co	omp Da	te Comp.	Comn	nents		Dat	e	Тур		IS II			Purpose/Res	ault
10806		06/14/2019	RS	Residential		9,800	0	10	00		INST	ALL V		OIN 04/19/20	17	1 27		Dl	1 1	Build	ing Permit I	nspection
9326 8974		04/11/2016 06/12/2015		Residential Residential		76,000 6,800			00 04	19/2017				RE' 03/22/20 FO 06/28/20				KI MI			ing Permit II ure, Card Le	
09/4		00/12/2013	KS	Residential		0,000		1			SIK		AL KEIN	11 0 00/20/20	00			1411	1 02	vicas	ure, Caru Le	-11
								ANDIA	7 T T A T T T	(TION C	L COL	017										
B Use	1	Use				Ur		AND LIN	NE VALUA Acre	1110N S	ST.	JIV			T				Adj			
# Code		Descriptio	n Z_{ON}	e D Front Dept	h Units		.	actor S.A		C. Factor	Idx	Adj.	Note	es- Adj		Specie	al Pricir			Adj. Uni	Price Land	d Value
1 3250	Retai	il <10,000 SI			0	SF		3.0000 9			C	1.05		.,		,			.00		0.00	0
																					·	
			1	Total Card Land	Units: 0.	00 AC P	arcel Total	Land Area	a: 0 AC								I		Tota	l Land	Value:	0
					· · · · · · · · · · · · · · · · · · ·								-								-	

			IGEON COVE V			N	MAP ID: 16/		Bldg Name:
Vision ID:	1003	59		Acco	unt #			Bldg #:	1 of 1 Sec #: 1 of 1 Card 1 of 1
			TION DETAIL				DETAIL (CO		
Element		Cd. Ch.	_	on	Element	Cd. Ci	n. De	escription	
Style	48		Warehouse						
Model	94		Commercial						10
Grade	03		Average						5 5
Stories	2								31 2
Occupancy			W 101: 1		G 1		KED USE	D +	
Exterior Wall			Wood Shingle		Code 3250 Retail	Descriptio	n	Percentage 100	
Exterior Wall 2 Roof Structure			Cable/III:-		3230 Ketan	110,000 51		100	
Roof Structure	03		Gable/Hip Asph/F Gls/Cmp						
Interior Wall 1			Wall Brd/Wood						
Interior Wall 2			wall blu/wood		C	OST/MARI	KET VALUA	TION	28
Interior Wan 2 Interior Floor 1			Concr-Finished		Adj. Base Rate:		38.63	11011	UAT
Interior Floor 2			Carpet				- 5.50		FUS BAS
Heating Fuel	03		Gas						43
Heating Type	03		Hot Air-No Duc		Replace Cost		145,519		
AC Type	01		None		AYB		1978		7
7 P*	1				EYB Dep Code		1988 F		
Bldg Use	32	50	Retail <10,000 SF		Remodel Rating	g	<u> </u>		
Total Rooms		-	20,000 01		Year Remodele	_			
Total Bedrms	00				Dep %		32		15
Total Baths	0				Functional Obs				
					External Obslno				
					Cost Trend Fac	tor	1		36
Heat/AC	00		NONE		Condition % Complete				
Frame Type	02		WOOD FRAME		% Complete Overall % Cond	i	68		
Baths/Plumbin			AVERAGE		Apprais Val		99,000		
Ceiling/Wall	06		CEIL & WALLS		Dep % Ovr		0		the control of the co
Rooms/Prtns	02		AVERAGE		Dep Ovr Comm	nent			
Wall Height	10				Misc Imp Ovr Misc Imp Ovr (Comment	U		
% Comn Wall					Cost to Cure O		h		
					Cost to Cure O				
OI	R_OL!	TRIII	DING & YARD					PFS(R)	
	scripti		b Sub Descript						TO USE PRODUCTION
	MPRO		o Suo Descripi		2.00 0	0	50	8,300	
PMP1 PUM	IP-SIN	G H		L 1 4,	150.00 0	0	90	3,700	
TNK3 GT-1 RRR RAII	10,000 LROA	D SP		L 17,00(0. L 140 45	60 0 5.00 0	0	90	9,200 5,700	
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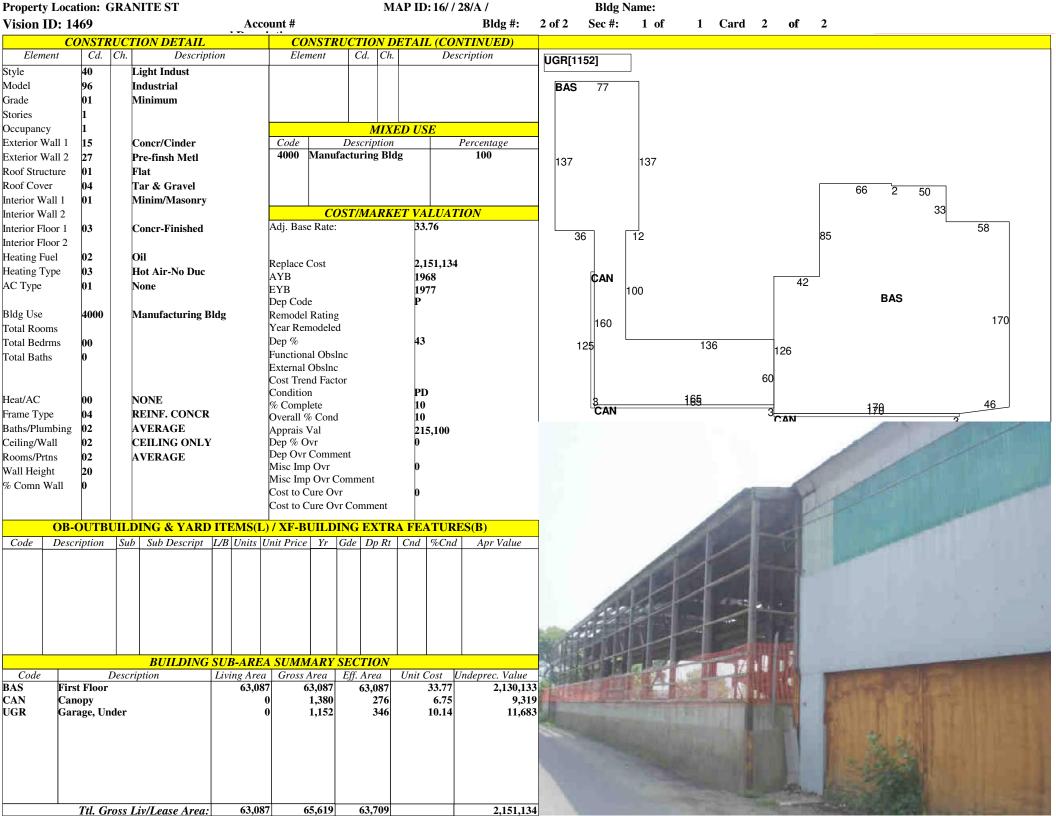
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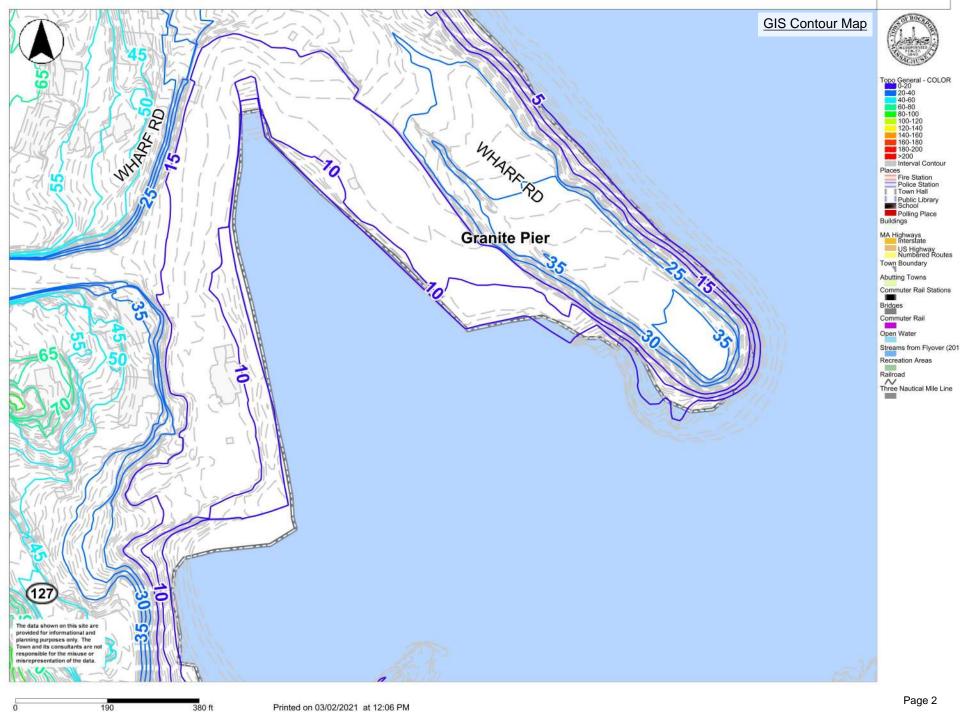


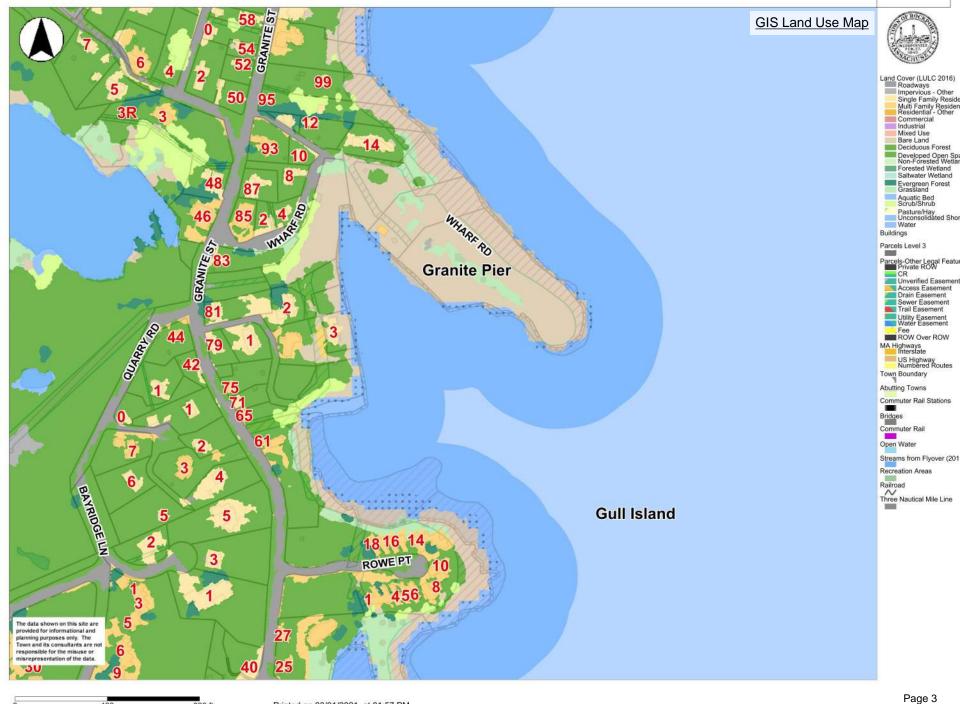
APPENDIX D

Granite Pier – Additional Information

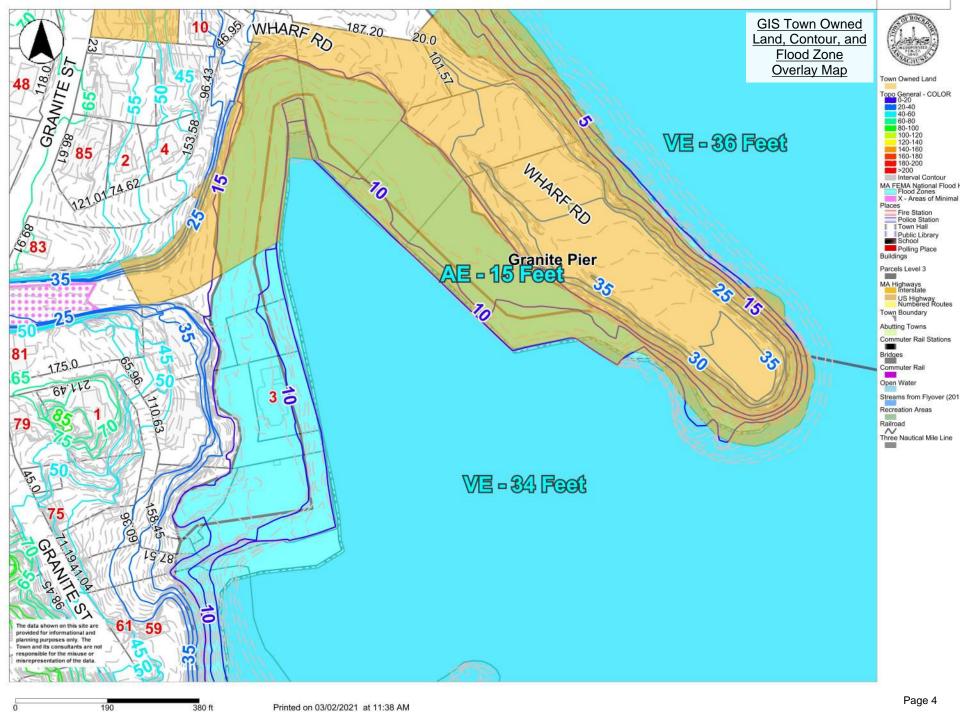


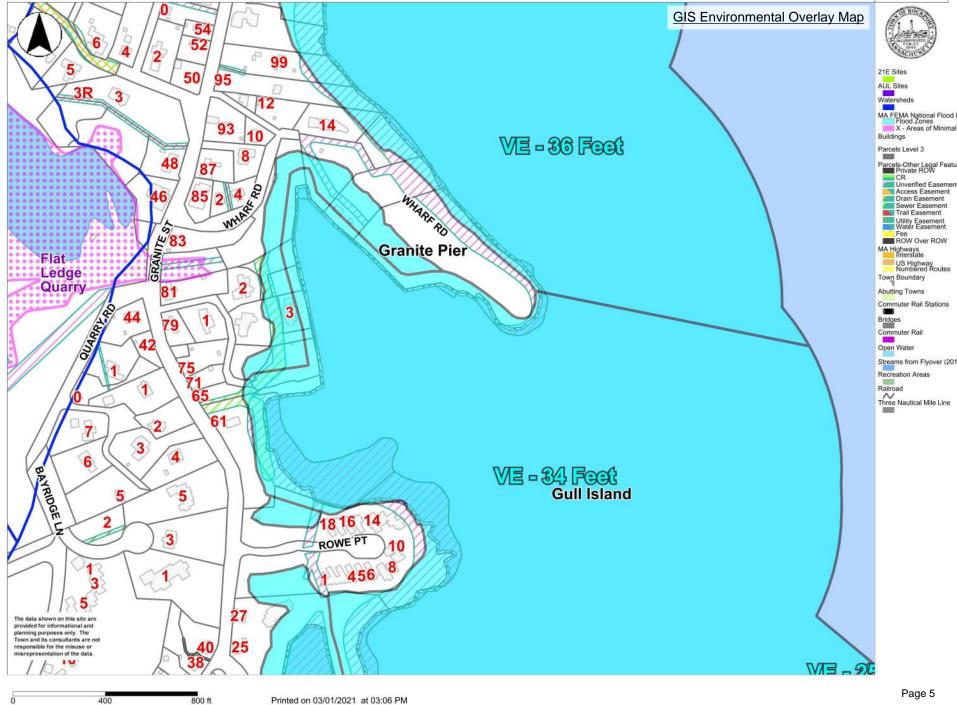






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National Flood Hazard Layer FIRMette

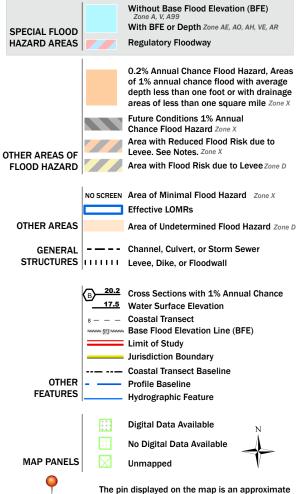


Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



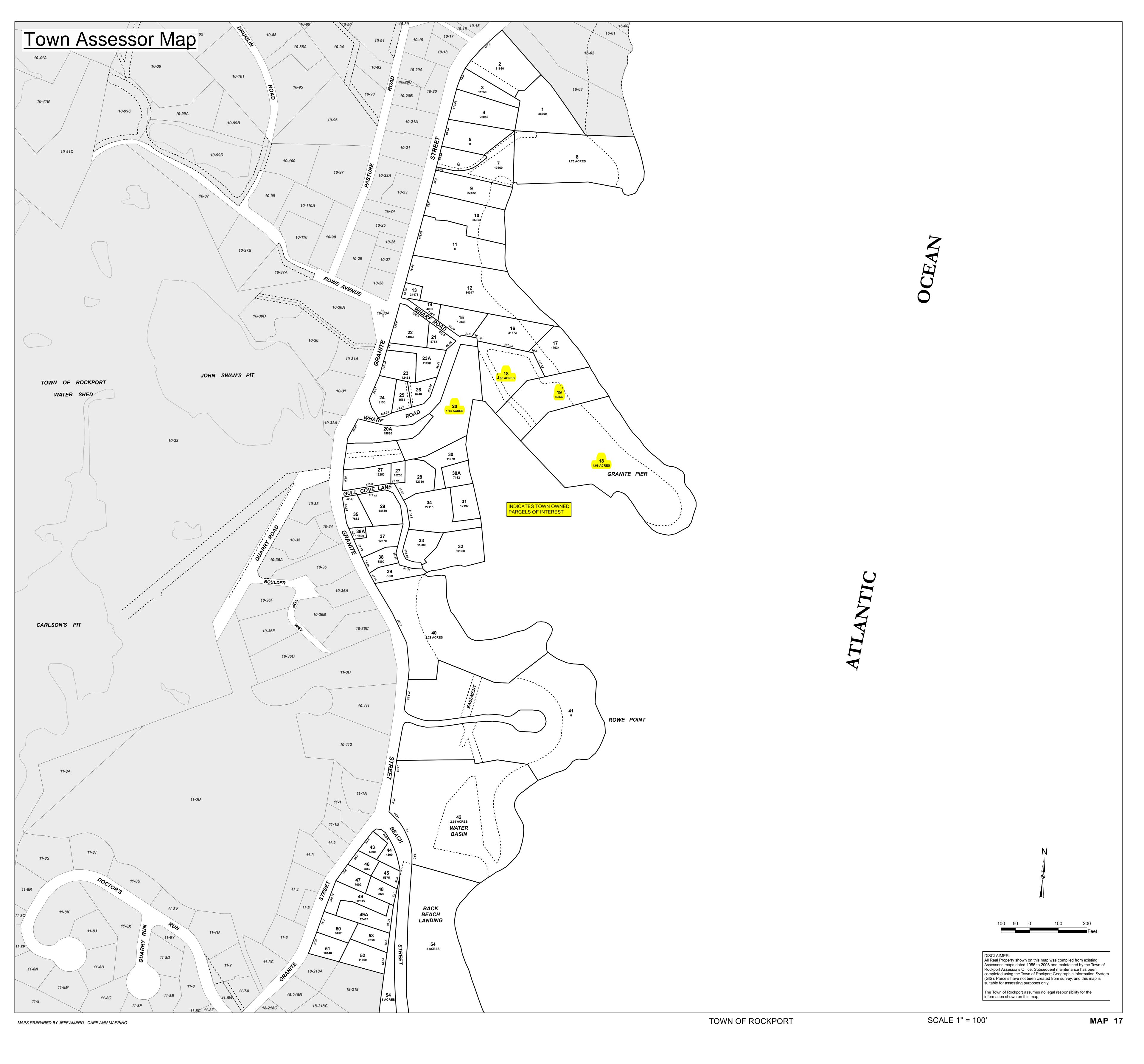
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2021 at 3:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Property	Loca	tion: OFF \	WHARF RI	D					MAP	ID: 17/	/ 18/ /				Bld	g Nam	ne:									
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APPENDIX E

Army Corps of Engineers Report Excerpt



Kan he Dipart Early

Small Navigation Project
Detailed Project Report
and
Environmental Assessment

Rockport Harbor, Old Harbor and Pigeon Cove Rockport, Massachusetts

RECOMMENDATION

The Division Engineer recommends that modification of the existing Federal navigation project at Rockport Harbor and development of a new Federal navigation project at Pigeon Cove, Rockport, Massachusetts, be authorized by the Chief of Engineers under the provisions of Section 107 of the River and Harbor Act of 1960, as amended.

My recommendation is made subject to the conditions that local interests will:

- (1) Provide a cash contribution of \$39,000 or 4.7 percent of the first cost of construction plus charges for interest during construction currently estimated at \$822,000.
- (2) Provide, maintain and operate without cost to the United States, an adequate public landing with provisions for the sale of motor fuel, lubricants and portable water open and available to the use for all on equal terms.
- (3) Provide without cost to the United States all necessary lands, easements and rights-of-way required for construction and subsequent maintenance of the project, including suitable dredged material disposal areas with necessary retaining dikes, bulkheads and embankments.
- (4) Hold and save the United States free from damages that may result from construction and maintenance of the project.
- (5) Accomplish without cost to the United States alterations and relocations as required in sewer, water supply, drainage and other utility facilities.
- (6) Provide and maintain mooring facilities as needed for transient and local vessels as well as necessary access roads, parking areas and other needed public use shore facilities open and available to all on equal terms. Only minimum basic facilities and services are required as part of the project. The actual scope or extent of facilities and services provided over and above the required minimum is a matter of local decision. The manner of financing such facilities and services is a local responsibility.
- (7) Assume full responsibility for all project costs in excess of the Federal cost limitation of \$2 million.
- (8) Establish regulations prohibiting the discharge of untreated sewage, garbage, and other pollutants in the waters of the harbor, use thereof, which regulations shall be in accordance with applicable laws and regulations of Federal, State and local authorities responsible for pollution prevention and control.

(9) Assure that any lobster holding tanks, which draw their fresh seawater from within the harbors to be dredged, will make temporary arrangements to draw their fresh seawater from outside of the breakwaters during the construction period.

In order for the identified local improvements, consisting of dredging and disposal operations, to be conducted simultaneously with the Federal improvements the town of Rockport must first obtain all necessary Federal and state permits required to perform such work.